WARRANTY DEED

This instrument prepared by:
Christopher J. Thornton, P.C.
1061 Cresthaven Road
Memphis, TN 38119
901-758-2580
Cartus File #3065257

Karen Johnson Davidson County
Batch# 310288 DEEDWARR
11/04/2019 02:28:58 PM 3 pgs
Fees: $18.00 Taxes: $2,479.00
20191104-0113565

STATE OF TN, DAVIDSON)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer, whichever is greater, is $ 670,000.00 .

Affiant

Subscribed and sworn to me, this the 1st day of November, 2019.

Notary Public

My commission expires: 02/06/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-06-2020

Property Address:	**Parcel ID:**
1109 Brookmeade Drive Nashville, TN 37204	131-04-0-244.00
Property owner: William Patrick Semple et ux 1109 Brookmeade Drive Nashville, TN 37204	**Mail tax bills to:** new owner

THIS INDENTURE is made effective the 1st day of November, 20 19, by **Adam Sorensen and Ashley Sorensen husband and wife,** First Parties, for the purpose of conveying the premises described herein to William Patrick Semple and wife, Madeline Claire Semple, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

WITNESSETH:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

Land in Davidson County, Tennessee, being Lot 28, as shown on the map entitled Duncanwood, of record in Plat Book 1424, page 139, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Adam Sorenson and wife, Ashley Sorensen, by deed dated May 18, 2017 and recorded May 22, 2017 from Matthew Sotelo and wife, Lauren Sotelo, of record in Instrument Number 20170522-0050376, Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-VRES-19-7107

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

> Restrictions, dedications, reservations, setbacks and easements, if any, as indicated *andlor* shown on that certain Plat recorded in Book 1424, at Page(s) 139; Restrictions, covenants, condition, reservations and easements (deleting therefrom restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin), recorded in Book 1786, Page 178, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 20____, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WH*EREOF, *the said First Party have hereunder set their hand and seal the day and year first above written.*

Adam Sorensen

Ashley Sorensen

STATE OF TN)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Adam Sorensen**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 21 day of June, 2019.

NOTARY PUBLIC

My Commission Expires: 09/06/2022

ERIN M. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TN)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Ashley Sorensen**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 21 day of June, 2019.

NOTARY PUBLIC

My Commission Expires: 09/06/2022

ERIN M. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY