THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 318385 DEEDWARR
11/22/2019 09:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,028.60
20191122-0120732

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Michael Brock 5353 Village Way Nashville, TN 37211	Shelter Lending Services, LLC 4000 W Brown Deer Road Milwaukee, WI 53209	161-10-0A-067.00-C

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Rachel Hemphill, formerly known as Rachel Lynn Arthur, and Joseph Hemphill**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Michael Brock**, a single man, hereinafter called the Grantee, and the Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 86, on the Plan of Villages of Brentwood, Phase 1, of record in Book 5200, Page 613, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Rachel Lynn Arthur, unmarried, by Warranty Deed from Jenifer Gill n/k/a Jenifer Van Valkenburg and husband Joshua Van Valkenburg, of record on September 16, 2014, at Instrument No. 20140916-0084591, Davidson County Register of Deeds.

Rachel Lynn Arthur is now married and known as Rachel Hemphill. Joseph Hemphill joins here to convey his rights by way of marriage.

This is property commonly known as 5353 Village Way Nashville, TN 37211.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

File 1658-19

Witness our hands, this 21 **day of November, 2019:**

Joseph Hemphill

Rachel Hemphill

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Joseph Hemphill and Rachel Hemphill,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 21 day of November, 2019:

Notary Public

My Commission Expires: 5/31/2020

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$278,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS 21st DAY OF November, 2019.

Notary Public

My Commission Expires: 1/3/22

LESLIE C. LOUGHLIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 3, 2022

Tennessee Certification of Electronic Document

I, Robert L. Scruggs (Signer's Name), do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Robert L Scr

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Anthony N. Greco (Notary's Name), a notary public for this county and state, Robert L. Scruggs (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

