Karen Johnson Davidson County
Batch# 318606 DEEDWARR
11/22/2019 02:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20191122-0121051

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22nd DAY OF November 2019.

Notary Public

MY COMMISSION EXPIRES: 6.13.22
(AFFIX SEAL)

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Joseph Hemphill and Rachel L. Hemphill	SEND TAX BILLS TO: JP Morgan Chase Bank, NA	MAP-PARCEL NUMBERS
(NAME)	(NAME)	
6967 CALDERWOOD DRIVE	1400 East Newport Center Dr.	181030A22600CO
(ADDRESS)	(ADDRESS)	
ANTIOCH, TN 37013	Deerfield Beach, FL 33442	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Chenise T. Upshur, a single woman** , HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph Hemphill and Rachel L. Hemphill, husband and wife,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Indian Creek, Revision One, 3rd Addition of record in Plat at Instrument No. 20050301-0022508, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Chenise T. Upshur, a single woman by Warranty Deed from Daniel B. King and Jennifer S. King, husband and wife of record in Instrument No. 20120319-0023286, Register's Office for Davidson County, Tennessee, dated March 16, 2012 and recorded on March 19, 2012.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Instrument No. 20050301-0022508 and revised at Instrument No. 20050105-0001852, Book 10752, Page 553, Book 11033, Page 509 Instrument No. 200007270074152, Instrument No. 200007270074153, Instrument No. 20050118-0006063 and Instrument No. 20160809-0082902, Book 11031, Page 79, Instrument Number 20040902-0106369, **and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 6967 Calderwood Dr. Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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.

Witness my hand this 21 day of November, 2019.

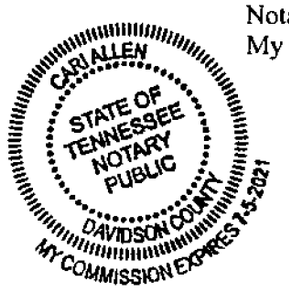
Chenise T. Upshur

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Chenise T. Upshur**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

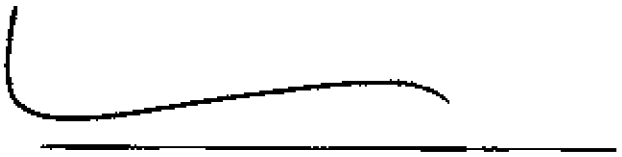
WITNESS my hand and official seal at office this 21 day of November, 2019.

Notary Public
My Commission Expires: 7-5-21



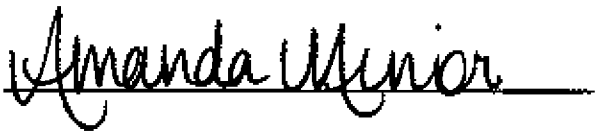
Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.



State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

