THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200527386

Karen Johnson Davidson County
Batch# 431988 **DEEDWARR**
07/07/2020 01:26:27 PM 2 pgs
Fees: $13.00 Taxes: $2,867.50

20200707-0073164

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $775,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of June, 2020.

Notary Public
My Commission Expires:

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 3, 2021

WARRANTY DEED

Address New Owner: Charles F. Herndon and Sara M. Herndon 6104 Pinehurst Drive Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 158 03 0 062.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Richard Wade Sempkowski and Rebecca Sempkowski, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Charles F. Herndon and Sara M. Herndon, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 494 on the Plan of Hillsboro Park, Section VIII, as shown by plat and survey of record in Plat Book 2663, Page 96, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Richard Wade Sempkowski and Rebecca Sempkowski, husband and wife, by Warranty Deed From Anita L. Wilson and Patricia L. Martin, Co-Trustees of the Virginia C. Lyne Trust under the Will of Rebecca C. Lyne dated 1/24/2000, of record in Instrument No. 20150210-0012202, in the Register's Office of Davidson County, Tennessee, dated February 09, 2015 and recorded on February 10, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hillsboro Park, Section VIII, as recorded in Plat Book 2663, Page(s) 96.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2435, Page 237, amended in Book 2603, Page 440 and Book 3836, Page 620, addendum in Book 4207, Page 397.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2596, Page 123.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2855, Page 475.

This is improved property located at 6104 Pinehurst Drive Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of June, 2020.

Richard Wade Sempkowski

Rebecca Sempkowski

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Richard Wade Sempkowski and Rebecca Sempkowski, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of June, 2020.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021