File No. 290700258

WARRANTY DEED

After Recording RETURN TO:
Closing & Title Services, Inc.
533 Rivergate Parkway
Goodlettsville, TN 37072-2027

BILL GARRETT, Davidson County
Trans: T20090050975 DEEDWARR
Recvd: 07/29/09 09:07 2 pgs
Fees: 13.00 Taxes: 414.40
20090729-0070774

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JULY, 2009.

Notary Public

MY COMMISSION EXPIRES: 9/3/2012 (AFFIX SEAL)

GINA KRAMNITZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jarrod R. Kaufman	New South Federal	
(NAME) 400 Lorna Dr.	(NAME) 210 Automation Way	MAP/PARCEL 09609003900
(ADDRESS) Nashville, TN 37214	(ADDRESS) Birmingham AL 35210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Wesley R. Wilford, an unmarried person**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Jarrod R. Kaufman, unmarried**, hereinafter called the grantee(s), HIS heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 153 on the PLAN OF WOODBERRY PARK, as shown by plat of record in Plat Book 2133, Pages 117, 118 and 119, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Wesley R. Wilford by Trustee's Deed dated October 25, 2002, from Susan R. Limor, Trustee for Elaine Nutt and filed for record on October 30, 2002, in Instrument No. 20021030-0132886, Register's Office for said County.

Utility Easement as shown of record in Book 981, Page 473, Register's Office for said County.

Transmission Line Easement as shown of record in Book 2017, Page 592 and Book 2145, Page 20, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This deed is being executed pursuant to the power of attorney of record in Instrument No. 20090728-0070599 of record in Davidson County, Tennessee

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) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 400 Lorna Dr., Nashville, TN 37214
(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 GRANTEE(S), HIS heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HIS 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/our hands this 28th day of July, 2009.

Wesley R. Wilford by

Wesley R. Wilford

Simeon O. Wilford Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Simeon O. Wilford, Sr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is/are, pursuant to Power of Attorney of record in Book **, Page _____, Registers Office for Davidson, the **Attorney-in-Fact** of Wesley R. Wilford (herein called the **"Maker"**), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this 7/28/2009.

My Commission Expires: 11.28.09

Tracey Trumphour, Notary Public.

** Instrument No. 20090728-0070559 Davidson County, Tennessee

File Number: 290700258
RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO. TN