WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/21/09 11:30 2 pgs
Fees:13.00 Taxes:425.50
20091021-0097253

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$115,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF OCTOBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 8/10/10

(AFFIX SEAL)

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven Kenneth Lepley	Fifth Third Mortgage Company	**091-06-0-117.00**
(NAME)	(NAME)	
5821 Carl Place	5001 Kingsley Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Cincinnati, OH. 45227	
(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, WE, **Groves & Parris Properties, LLC.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven **Kenneth Lepley, unmarried**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY**, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being lot no. 32 on the plan of West Park Addition, as of record in Book 2330, Page 39, R egister's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Groves & Parris Propertis, LLC. by deed dated June 4, 2009 from US Bank National Association, as Trustee Master Asset Backed Securities Trust 2005-HE1, Mortgage Pass-Through Certificates, Series 2005-HE1 of record in Instrument No. 20090701-0061474, Register's Office for Davidson County, Tennessee

unimproved ☐
This is improved ☒ property, known as **5821 Carl Place, Nashville, TN 37209**
(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 **16th day of October, 2009**.

Groves & Parris Properties, LLC.

Managing Member

By: Curtis M. Groves, Managing Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared **Curtis M. Groves,** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the **Managing** of **Groves & Parris Properties, LLC**. the within named bargainor and corporation and that they as such **Managing Member** being authorized so to do, execute the forgoing instrument for the purposes therein contained by signing the name of the corporation by the said **Curtis M. Groves,** as such Managing Member, and that he executed the same as his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 16th day of October, 2009.

Commission expires:

Notary Public

SHEILA L. TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

I, Hal Wilson, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Elizabeth Maison, a notary public for this county and state, Hal Wilson, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 04-15-12

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY