Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Avenue, Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $150,000.00

Janet D. Hepburn
Affiant

Subscribed and sworn to before me, this 19th day of August, 2013.

Kimbra Spann
Notary Public
My commission expires: 3/4/15

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

03-1305-37986

Address of New Owner:	Send Tax Bills to:	Tax Information
Janet D. Hepburn	Mortgage Research Center, LL	142-01-0-F-614.00-CO
614 Gen George Patton Rd	1400 Veterans United Drive	
Nashville TN 37221	Columbia, MO 65203	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Bruce E. Lemay and wife, Linda J. Lemay**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Janet D. Hepburn**, hereinafter called the Grantees, their successors 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 Unit No. 614, on the Plan of River Plantation, Section VIII, Phase II, a condominium, as established by the Master Deed of record in Book 7417, Page 396, and as shown on plan of record in Book 6900, Pages 514, 515, 516, and 517, as amended in Book 6900, Pages 654, 655, 656, and 657, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Beverly Martin and Bruce E. Lemay and wife, Linda J. Lemay by deed from Charles Frank Todd and wife, Elizabeth Hawkins Todd, dated June 18, 2001, recorded June 20, 2001, of record in Instrument No. 20010620-0065538, Register's Office for Davidson County, Tennessee. The said Beverly having since died, leaving 3 surviving heirs at law, Joann Martin Tenney, Katherine Jean McKinney and Linda J. Lemay. Affidavit of Heirship filed on January 5, 2012, of record in Instrument No. 20120105-0001118, said Register's Office.

Further being the same property conveyed to Bruce E. Lemay and wife, Linda J. Lemay by Quitclaim Deed from Joann Margin Tenney and Katherine Jean McKinney, dated October 22, 2011, recorded January 5, 2012, of record in Instrument No. 20120105-0001117, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 614 General George Patton Rd, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20130072565 DEEDWARR
Recvd: 08/22/13 10:32 2 pgs
Fees:13.00 Taxes:555.00
20130822-0088528

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 19th day of August, 2013.

Bruce E. Lemay

Linda J. Lemay

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Bruce E. Lemay and Linda J. Lemay, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 19th day of August, 2013.

State of Tennessee at Large

My Commission expires: 3/4/15

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY