BOX 30-3

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

RETURN TO:

WARRANTY DEED

SR13-0504

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

George Glaydon Lifsey IV
Affiant

Subscribed and sworn to before me, this 30th DAY OF August, 2013.

Robin S. Edwards
Notary Public

MY COMMISSION EXPIRES: 2/4/2015
(AFFIX SEAL)

ROBIN S. EDWARDS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George Glaydon Lifsey, IV	CMG MORTGAGE, INC.DBA CMG FINANCIAL (NAME)	
504 Crieve Road	3160 Crow Canyon Rd., Ste. 400 (ADDRESS)	
Nashville, TN 37220 (CITY) (STATE) (ZIP)	San Ramon, CA 94583 (CITY) (STATE) (ZIP)	146-12-116.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CHRISTOPHER S. PRICHARD AND KIMBERLY R. PRICHARD, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GEORGE GLAYDON LIFSEY, IV AND ALLYSON E. LIFSEY, HUSBAND AND WIFE,, hereinafter called the Grantee(s), their heirs and assigns, that 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. 212 on the Plan of Section Two, Crieve Hall Estates, of record in Plat Book 2133, Page 45, 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 Christopher S. Prichard and Kimberly R. Prichard, husband and wife by Deed from John Mark Fulford and Tina A. Fulford, husband and wife of record in Instrument No. 20020702-0079329, Register's Office for Davidson County, Tennessee, dated June 28, 2002 and recorded on July 2, 2002.

This conveyance is subject to (a) taxes and assessments which have pro-rated as of the date of closing and assumed by the Grantee(s) herein; (b) any and all applicable governmental and/or zoning regulations (c) all easements, restrictive covenants and conditions and other matters as set forth on all applicable instruments of record, including, but not limited to Plan of record in Plat Book 2133, Page 45; Restrictions of record in Book 2146, Page 138, as amended in Book 2153, Page 523, in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 504 Crieve Road, Nashville, Tennessee 37220
(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), their 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), 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/our hand(s) this 30th day of August, 2013.

Christopher S. Prichard

Kimberly R. Prichard

BILL GARRETT, Davidson County
Trans:T20130076137 DEEDWARR
Recvd: 09/04/13 08:11 2 pgs
Fees:13.00 Taxes:1313.50

20130904-0092820

STATE OF Tennessee
COUNTY OF Davidson

On this the 30th day of August, 2013, before me personally appeared Christopher S. Prichard and Kimberly R. Prichard, husband and wife to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my ~~hand and~~ official seal, this the 30th day of August, 2013.

Notary Public

My Commission Expires: 20.11.15

(SEAL)

LAURA D. PERRY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959