File Box 8

WARRANTY DEED

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 134,000.00

Rachel Fair
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of December, 2013

Diane K. Mann
Notary Public:

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Mark M. Tracy, Jr.	Stonegate Mortgage Corp.	Parcel ID:
1307 Kenmore Ct.	9190 Priority Way Dr., Ste. 300	07206032500
Nashville, TN 37216	Indianapolis, IN 46240	

FOR AND IN 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

Karen Gafford and husband, James Gafford

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Mark M. Tracy, Jr. and Rachel Tracy, husband and wife
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. 4 on the Plan of Kenmore Court Subdivision as of record in Book 1835, Page 113, Register's Office for said County.

Said Lot No. 4 fronts 92.06 feet on the westerly side of the turnaround at the end of Kenmore Court and runs back 175.4 feet on the northerly line and 325.8 feet on the southerly line to a dead line in the rear, measuring 43 feet thereon.

Being the same property conveyed to Karen Gafford and James Gafford, wife and husband, by deed from Karen Gafford of record in Instrument 20090320-0025151, said Register's Office. See also deeds of record in Instrument 20080822-0086605, and Book 6609, Page 591, said Register's Office. Reference is also made to Will of record in 04P1075, Probate Court for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 1835, Page 113, said Register's Office; (3) Easement to TN Electric Power Co. of record in Book 787, Page 37, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1307 Kenmore Ct., Nashville, TN 37216

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 our hands this 10th day of December, 2013.

Karen Gafford

Karen Gafford

James Gafford

BILL GARRETT, Davidson County
Trans: T20130103952 DEEDWARR
Recvd: 12/12/13 12:41 2 pgs
Fees: 13.00 Taxes: 495.80

20131212-0125884

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Karen Gafford and James Gafford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of December, 2013.

My Commission Expires: 8/23/16

Notary Public

