BILL GARRETT, Davidson County
Trans:T20130107010 DEEDWARR
Recvd: 12/26/13 13:30 2 pgs
Fees:13.00 Taxes:399.60
20131226-0129935

|STATE OF TENNESSEE
|COUNTY OF ~~Davidson~~ Sumner
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$108,000.00
|
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|18th DAY OF December, 2013.
|NOTARY PUBLIC
|MY COMMISSION EXPIRES: 8/23/14
| (AFFIX SEAL)

LINDSEY G. BOSWELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ka Bla<br>4876 Shihmen Dr<br>Antioch, TN 37013 | CMG Mortgage Inc<br>3160 Crow Canyon Rd<br>Suite 400<br>San Ramon CA<br>94583 | Map 162 04 0<br>Parcel 028.00 |

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,

Stephen D. McGee and wife, Jane E. McGee

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Ka Bla, an un-married woman

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:

Begin Lot No. 127 on the Plan of Antioch Park, Section IV, as of record in Book 4300, page 119, Register's Office for said county, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Stephen D. McGee and wife, Jane E. McGee by deed from Charles R. Redmon and wife, Lisa Ann Redmon, dated August 18, 1989, of record in Book 7918, page627, Register's Office for said County.

This conveyance is made subject to the following:
1) 2014 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 4876 Shihmen Drive Antioch, TN 37013
(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(s) this 18th day of December, 2013.

Stephen D. McGee

Jane E. McGee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Stephen D. McGee and wife, Jane E. McGee, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of December, 2013.

NOTARY PUBLIC

My Commission Expires: 3-3-15

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027