BILL GARRETT, Davidson County
Trans:T20140000177 DEEDWARR
Recvd: 01/02/14 11:07 3 pgs
Fees:18.00 Taxes:416.25
20140102-0000234

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW131273

Send Tax Bills To:
Peoples Home Equity
5205 Maryland Way #100
Brentwood TN 37027

New Owner is:
David Charles Kempton
2526 Sonar Street
Nashville, TN 37214

MAP: 052-13-B

PARCEL: 027.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Brandon Talbot Wray and Kelly Elizabeth Schuerman n/k/a Kelly Elizabeth Wray**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **David Charles Kempton and Kathryn Purifoy, husband and wife,** hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: 2526 Sonar Street, Nashville, TN 37214

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Unit No. 74 as created and established by the Master Deed and By-Laws for River Glen, a Horizontal Property Regime, of record in Book 7566, Page 571, Register's Office for Davidson County, Tennessee, and as shown and described on the Plan for River Glen, Phase II-B of record in Book 6900, Page 819, Register's Office for Davidson County, Tennessee, submitted to said Master Deed and By-Laws by instrument of record in Book 7724, Page 293, said Register's Office, to all of which reference is here made for a more complete description, together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed and By-Laws, as may be from time to time amended as provided therein.

BEING the same property conveyed to Brandon Talbot Wray and Kelly Elizabeth Schuerman, as joint tenants with rights of survivorship, by Quitclaim Deed from Brandon Talbot Wray dated 4/23/07 and recorded 4/30/07 in Instrument Number 20070430-0051252; and the same property previously conveyed to Brandon Talbot Wray, unmarried, by Warranty Deed from Kari P. Lukowski, unmarried, dated 2/26/07 and recorded 3/8/07 in Instrument Number 20070308-0028542, Register's Office for Davidson County, Tennessee. Kelly Elizabeth Schuerman having since married Brandon Talbot Wray, and is now known as Kelly Elizabeth Wray.

KEW, BTW by KEW AIF
Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 4 day of December, 2013.

GRANTOR: Brandon Talbot Wray by Kelly Elizabeth Wray, Attorney In Fact

* **Brandon Talbot Wray by Kelly Elizabeth Wray, his Attorney-in-Fact**

Kelly Elizabeth Schuerman n/k/a

Kelly Elizabeth Wray

* **Kelly ElizabethSchuerman n/k/a Kelly Elizabeth Wray**

ACKNOWLEDGEMENT

*

STATE OF New York)
COUNTY OF New York)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Kelly Elizabeth Wray**, with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who upon oath acknowledged that he/she holds a valid power of attorney executed by **Brandon Talbot Wray,** and acting under such power of attorney he/she executed the foregoing instrument for the purposes there in contained. Power of Attorney appearing of record in Instrument Number 20140102-0000233, of the said Register's Office of Davidson County, Tennessee.

Witness my hand and seal on this the 4 day of December, 2013.

Notary Public

My Commission Expires: 9/21/2017

MATTHEW ADAM BUSHMAN
Lic. #01BU6211435
Notary Public-State of New York
Qualified In NASSAU
My Commission Expires 09/21/2017

*

STATE OF New York)
COUNTY OF New York)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Kelly Elizabeth Wray**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 4th day of December, 2013.

MATTHEW ADAM BUSHMAN
Lic. #01BU6211435
Notary Public-State of New York
Qualified in NASSAU
My Commission Expires 09/21/2017

Notary Public

My Commission Expires: 9/21/2013

STATE OF New York)
COUNTY OF New York)

The actual consideration or value, whichever is greater, for this transfer is $112,500.00.

Affiant

SWORN TO and subscribed before me this 4 day of December, 2013.

Notary Public

My Commission Expires: 9/21/2017

MATTHEW ADAM BUSHMAN
Lic. #01BU6211435
Notary Public-State of New York
Qualified in NASSAU
My Commission Expires 09/21/2017