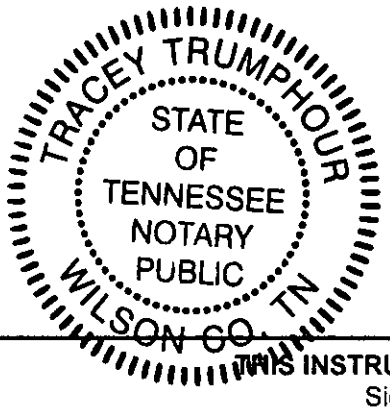
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $183,150.00

Danny K Clem
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of January, 2014.

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: 8.14.17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Danny K. Clem	CMC Funding, Inc. ISAOA/ATIMA	162160D04100CO
(NAME)	(NAME)	BILL GARRETT, Davidson County
5417 Reagan Run	804 Green Valley Road, Suite 106	Trans:T20140008942 DEEDWARR
(ADDRESS)	(ADDRESS)	Recvd: 02/07/14 10:09 2 pgs
Cane Ridge, TN 37013	Greensboro, NC 27408	Fees:13.00 Taxes:677.66
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20140207-0010924

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **William T. Hemphill Jr., an unmarried man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Danny K. Clem, a single man**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 49, on the plan of Section Two, Honey Brook Subdivision, of record in Plat Book 7900, Page 297, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William T. Hemphill, Jr., unmarried by Warranty Deed dated 09/16/2010 from Janice E. Cooke f/k/a Janice E. Hall, married of record in Instrument 201009200074470, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 7900, Page 242 and Plat Book 7900, Page 297, said Register's Office.

Declaration of Covenants, Conditions and Restrictions of record in Book 8289, Page 145, as amended of record in Book 8298, Page 198 and Book 8434, Page 447, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 6835, Page 492 and in Book 7358, Page 569, said Register's Office.

Deed of Conveyance of record in Book 8614, Page 850 and Book 8614, Page 924, said Register's Office.

Charter of the Homeowner's Association of record in Book 8298, Page 200, said Register's Office.

Quitclaim Deed to the Homeowner's Association of record in Book 8398, Page 457, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 5417 Reagan Run, Cane Ridge, 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 GRANTEE(S), their heirs and/or 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/or 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 this 31st day of January, 2014.

William T. Hemphill Jr.

State of Tennessee
County of Wilson

Personally appeared before me William T. Hemphill Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of January, 2014.

Notary Public
My Commission Expires: 8.14.17

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

