File Box 8

BILL GARRETT, Davidson County
Trans: T20140048139 DEEDWARR
Recvd: 07/07/14 12:57 2 pgs
Fees: 13.00 Taxes: 240.50

20140707-0059436

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $65,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF JUNE, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES

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

THIS INSTRUMENT PREPARED BY
Vanderpool, Pearman & Drumwright, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 14-R6290 HARGROVE

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Clair I. Hargrove	CMG MORTGAGE, INC.	108-03-0-067.00
3053 Casa Drive	3160 CROW CANYON RD., #400	
Nashville, TN 37214	SAN RAMON, CA 94583	

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 ACKNOWLEDGE, WE,

BARRY KEPHART, DENISE A. DAVIS AND LUCILLE KEPHART

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CLAIR I. HARGROVE

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:

Land in Davidson County, Tennessee, being Lot 49-A, SECTION 5, ZONE LOT DIVISION, LOTS 49 AND 50, RESUBDIVISION OF LOTS 35 AND 42-50, PATIO VILLA, as shown on plat of record in Plat Book 6250, Page 451, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Dean A. Kephart, unmarried by Warranty Deed from Amy I. Corrales (formerly Amy E. Ingram) and husband, Victor D. Corrales, recorded on the 25th day of May, 1995 in Deed Book 9681, Page 66, in the Register's Office of Davidson County, Tennessee.
Dean A. Kephart, having died on September 8, 2006, his interest in said property being devised to Barry Kephart, Dennis Kephart and Denise A. Davis by Last Will and Testament of record in Case No. 06P1655, Seventh Circuit Court for Davidson County, Tennessee.
Dennis Kephart, having since died, his interest in said property vesting in his mother, Lucille Kephart, as his sole heir, according to the law of intestate succession for the State of Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 5, ZONE LOT DIVISION, LOTS 49 AND 50, RESUBDIVISION OF LOTS 35 AND 42-50, PATIO VILLA, as recorded in Plat Book 5800, Page(s) 335 and Plat Book 6250, Page 451, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6199, Page 70 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is improved property known as 3053 Casa Drive, Nashville, TN 37214

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on the 30th day of June, 2014.

Barry Kephart

Barry Kephart

Denise A. Davis By:
Barry Kephart, Attorney-In-Fact

Denise A. Davis

By: Barry Kephart, Attorney-in-Fact

Lucille Kephart by:
Barry Kephart, Attorney-In-Fact

Lucille Kephart

By: Barry Kephart, Attorney-in-Fact

STATE OF ALABAMA

COUNTY OF Montgomery

Before me, the undersigned, a Notary Public in a for said County and State, personally appeared Barry Kephart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument Individually and on behalf of Denise A. Davis and Lucille Kephart for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of Denise A. Davis and Lucille Kephart.

Witness my hand and official seal at 30th, June 2014 this 30th day of June, 2014.

Shari F. Rogers

Notary Public

My Commission Expires: 4-2-2017

ALABAMA NOTARY PUBLIC SHARI F. ROGERS STATE AT LARGE

File#: 14-R6290 HARGROVE

RECORD & RETURN TO:

VANDERPOOL, PEARMAN & DRUMWRIGHT

256 SEABOARD LANE, SUITE G104

FRANKLIN, TN 37067