BILL GARRETT, Davidson County
Trans:T20140048479 DEEDWARR
Recvd: 07/08/14 09:59 2 pgs
Fees:13.00 Taxes:499.13
20140708-0059865

This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: 14-1133

WARRANTY DEED

THIS INDENTURE, made and entered into this **7/02/2014,** by and between **Gary Hornsby and Vickie Hornsby, husband and wife,** parties of the first part, and **Andrew P. Epperson, and Jana N. Epperson, Husband and Wife,** party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville,** County of **Davidson,** State of **Tennessee,** to wit:

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of River Glen, Phase III, Section 2, as of record as Instrument No. 20020917-0113231, Register's Office for Davidson County, to which plan reference is hereby made fore a more complete and accurate legal description.

Being part of the same property conveyed to Gary E. Hornsby and Vickie C. Hornsby, husband and wife, by Warranty Deed from NVR, Inc., A Virginia Corporation, Trading as Fox Ridge Homes, dated December 18, 2002, of record in Instrument No. 20021220-0157625, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # 052130B28800CO
☒ Improved 3312 Penn Meade Way, Nashville, TN 37214
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Gary Hornsby

Vickie Hornsby

STATE OF Al

COUNTY OF Houston

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared Gary Hornsby and Vickie Hornsby to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 2nd day of July, 2014..

My Commission Expires Teresa Clark Stelly
Notary Public

My Commission Expires: June 20, 2016

NOTARY PUBLIC TERESA CLARK STELLY ALABAMA STATE AT LARGE

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Owner's Name: Andrew Epperson

and Address: 3312 Penn Meade Way, Nashville, TN 37214

Mail tax bills to:

Fidelity Homestead Savings Bank
830 W. Causeway Approach, Suite 1100
Mandeville, LA 70471

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $134,900.00 which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF Al

COUNTY OF Houston

Subscribed and sworn to before me this 2nd day of July, 2014..

My Commission Expires Teresa Clark Stelly
Notary Public

My Commission Expires: June 20, 2016

NOTARY PUBLIC TERESA CLARK STELLY ALABAMA STATE AT LARGE