Davidson County DEEDWARR
Recvd: 05/27/15 16:21 3 pgs
Fees:18.00 Taxes:1043.40
20150527-0048780

152040

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $282,000.00

Affiant

Subscribed and sworn to me on May 21, 2015.

NOTARY PUBLIC

My Commission Expires:

PATRICIA HAGGARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-16-2019

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Vanessa Kumpf and Patrick Higgins 316 Elberta St. Nashville, TN 37211	Highland Residential Mortgage, LTD 12001 N. Central Expressway Suite #750 Dallas, TX 75243	11905003100

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Alden Horton, III and wife, Juli Horton, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Vanessa Kumpf and Patrick Higgins, wife and husband, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the Easterly 87.0 feet of Lot 5, Block 28, on the Map of Re-subdivision of part of Cumberland Nurseries, a plan of which is of record in Plat Book 161, Page 166, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 5 fronts 87.00 feet on the Northerly side of Elberta Street and runs back between parallel lines 248.0 feet to a dead line.

Being a portion of the same property conveyed to Alden Horton, III and wife, Juli Horton by Quitclaim Deed from Elberta Express, Inc., a Tennessee corporation, recorded on the 5th day of July, 2011 in Instrument No. 20110705-0051332, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 316 Elberta Street, Nashville, TN 37211.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 our hands on May 21st, 2015.

Alden Horton, III

Juli Horton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On May 21st, 2015, before me personally appeared Alden Horton, III and Juli Horton to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL, this the 21st day of May, 2015

NOTARY PUBLIC

My Commission Expires: 11-6-2017

BRENDA ZITZMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Return To:
Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Shelly M Smith

Shelly M. Smith