| FOR OFFICIAL USE | STATE OF TENNESSEE<br>COUNTY OF Davidson |
|---|---|
| BILL GARRETT, Davidson County<br>Trans:T20150084189 DEEDWARR<br>Recvd: 10/02/15 14:06 2 pgs<br>Fees:13.00 Taxes:536.50<br>20151002-0100634 | THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00.<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS September 25, 2015.<br>Notary Public<br>MY COMMISSION EXPIRES: 3/9/19<br>(AFFIX SEAL) |

# *WARRANTY DEED*

*This Instrument Prepared By and Return To:*

FOUR STAR TITLE

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #15-0397

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jason M. Alderman and Ninette DuPreez | Farmington Mortgage, a division of CapStar Bank | 09106011700 |
| (NAME)<br>5821 Carl Place | (NAME)<br>2002 Richard Jones Road, Suite 300 | |
| (ADDRESS)<br>Nashville,TN 37209 | (ADDRESS)<br>Nashville, TN 37215 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, **Steven Kenneth Lepley, unmarried,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jason M. Alderman and Ninette DuPreez, husband and wife,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

Being lot no. 32 on the plan of West Park Addition, as of record in Book 2330, Page 39, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Steven Kenneth Lepley, unmarried, by Warranty Deed from Groves & Parris Properties, LLC, dated October 16, 2009 and filed in Instrument Number 20091021-0097253, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as 5821 Carl Place, Nashville, TN 37209
(House Number) (Street) (City, State) (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), his/her/their heirs and 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the 25th day of September, 2015.

Steven Kenneth Lepley

STATE OF LOUISIANA
~~COUNTY~~ OF Caleasieu
Parish

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Steven Kenneth Lepley**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the 25th day of September, 2015.

NOTARY PUBLIC

STEPHANIE A BURNETT-NEWMAN
CALCASIEU PARISH, LOUISIANA
NOTARY PUBLIC ID #058631
COMMISSION EXPIRES UPON DEATH

My Commission Expires: With life