File Box 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150104912 DEEDWARR
Recvd: 12/11/15 13:21 2 pgs
Fees:13.00 Taxes:925.00
20151211-0124950

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Clitt B Tubb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of December, 2015

Notary Public

MY COMMISSION EXPIRES: 3/7/2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cameron Marple	First National Bank of Middle Tennessee	182010A02500C0
(NAME)	(NAME)	
709 Evening Avenue	1608 Williams Drive Ste 301	
(ADDRESS)	(ADDRESS)	
Anitoch, TN 37013	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Chelsea Tubb Kite and Jim S. Kite, wife and husband,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Cameron A. Marple, unmarried and Marcella Davis, unmarried, as joint tenants with right of survivorship,** 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 No. 182, on the Plan of Section One of Phase One, Sunset Hills, RS-10 Subdivision, Cluster Lot Option, of record in Instrument No. 20070607-0068102, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Chelsea T. Tubb by Warranty Deed from H & J Builders, Inc., A Tennessee Corporation, recorded on January 28, 2008 of record in Instrument No. 20080128-0008817, Register's Office for Davidson County, Tennessee. The said Jim S. Kite joining in this conveyance as to his marital interest in the said property.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 709 Evening Ave., 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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 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 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/our hands this 7th day of December, 2015.

Chelsea Tubb Kite

Jim S. Kite

State of Tennessee
County of Williamson

Personally appeared before me Chelsea Tubb Kite and Jim S. Kite, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 7th day of December, 2015.

J. TRENT LEHMAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public J. Trent Lehman
My Commission Expires: November 13, 2017

File No.: 10822