(8)

BILL GARRETT, Davidson County
Trans:T20150104968 DEEDWARR
Recvd: 12/11/15 14:26 2 pgs
Fees:13.00 Taxes:573.50
20151211-0125012

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant Coreen Newcomb

Subscribed and sworn to before me, this 8TH DAY OF DECEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ken C. Karger, a single man	Finworth Mortgage, LLC (NAME)	141060D16900CO
3435 Harpeth Springs Drive (ADDRESS)	2106 Crestmoor Road (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we James Ray Wynne, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ken C. Karger, a single man, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING UNIT NO. 169 ON THE PLAN OF RIVERBRIDGE COMMUNITY, A PLANNED UNIT DEVELOPMENT, OF RECORD AS INSTRUMENT NO. 20030213-001999 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JAMES RAY WYNNE, UNMARRIED, BY DEED FROM REBECCA ANN PARKER, A SINGLE WOMAN, OF RECORD BY INSTRUMENT NO. 20080611-0060300, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BILL DORRIS EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF JAMES RAY WYNNE, PURSUANT TO SPECIFIC POWER OF ATTORNEY OF RECORD BY INSTRUMENT NO. 20151211-0125011, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3435 Harpeth Springs Dr., Nashville, TN 37221
(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 hand(s) this 8th day of December, 2015.

WARRANTY DEED
(Continued)

JAMES RAY WYNNE

BY: _____
BILL DORRIS, ATTORNEY-IN-FACT

State of Tennessee
County of Davidson

On this 8th day of December, 2015, before me, a Notary Public, in and for said County and State, personally appeared Bill Dorris, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of James Ray Wynne, acknowledged that such persons executed the same as the free act and deed of the said James Ray Wynne.

Witness my hand and official seal, this the 8th day of December, 2015.

_____
Notary Public

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 7/2/2018

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072