BILL GARRETT, Davidson County
Trans:T20160057101 DEEDWARR
Recvd: 07/05/16 14:57 2 pgs
Fees:13.00 Taxes:629.00

20160705-0068649

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $170,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 30th day of June, 2016.

NOTARY PUBLIC

My commission expires: 3-27-18

MORGAN O'NEILL NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC

2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

| NAME & ADDRESS OF PROPERTY OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBERS: |
|---|---|---|
| Robert Louis DePriest | Everett Financial, Inc. | 084-04-0A-302.00 CO |
| (NAME) | (NAME) | |
| 302 Autumn Chase Drive | 14801 Quorum Drive, Ste. 300 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37214 | Dallas, TX 75254 | |

# Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Raymond A. DePriest,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Robert Louis DePriest , unmarried man**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 302, together with the appurtenant interest in the common elements of Autumn Chase Condominiums, a horizontal property regime established by Master Deed, of record in Book 7718, page 418, Register s Office for said County, said unit being depicted on the condominium Site Plan attached as Exhibit A to the aforementioned Master Deed, and being located on the Plan of Autumn Chase Condominiums of record in Plat Book 6900, page 609, said Register s Office.

Being the same property conveyed to Jeanne L. Fraser by deed from Judy Wright Ashe, unmarried and Keanne L. Fraser, unmarried, dated 04/05/2009, of record in Instrument No. 20090423-0036725, Register's Office of Davidson County, Tennessee. Being the same property conveyed further to RAYMOND A. DEPRIEST AND MARY ALICE EMIGH, HUSBAND AND WIFE, by deed from HAROLD JOE CATHEY, SR., JUDITH CATHEY WRIGHT AHSE, DEBORAH CATHEY BURGER, TERESA BROOKE CATHEY, AUSTIN GLEN CATHEY AND HAROLD JOE CATHEY, SR., TRUSTEE OF THE GLEN LANNOM CATHEY, JR., TESTAMENTARY TRUST, DEVISEES UNDER THE WILL OF JEA N NE LANNOM CATHEY FASER, of record in Instrument No. 20140912-0083751 , dated September 8, 2014 , said Register's Office. MARY ALICE EMIGH further conveyed her interest to RAYMOND A. DEPRIEST, by Quitclaim Deed of record in Instrument No. 20150116-0004791, dated January 12, 2015, said Register's Office. Said property is not the principal residence of the Grantor.

This property is __unimproved _X_improved property known as: 302 Autumn Chase Drive, Nashville, TN 37214.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 30th day of June, 2016.

Raymond A. DePriest

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Raymond A. DePriest, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of June, 2016.

Notary Public
My Commission Expires: 3-27-18

MORGAN O'NEILL
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

**After Recording Return to:**
**Birthright Title, LLC**
**2734 N. Mt. Juliet Road**
**Mt. Juliet, TN 37122**