39B

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160062359 DEEDWARR
Recvd: 07/20/16 10:39 2 pgs
Fees:13.00 Taxes:1431.90
20160720-0074680

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $387,000.00.

Affiant

Subscribed and sworn to me on July 15th, 2016.

NOTARY PUBLIC
My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford, Attorney-at-Law
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 ~~2016 White Avenue~~ ~~Nashville, TN 37204~~ 1718 Villa Place Nashville, TN 37212	Highlands Residential Mtg. 12001 N. Central Exp. Ste 750 Dallas, TX 75243	105-14-127

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:

LAND in Davidson County, Tennessee, being the South 40 feet of Lot No. 5 of Block 17 on the Plan of Yarborough Subdivision of Woodland, of record in Book 161, Page 87, Register's Office for said County.

SAID Lot fronts 40 feet on the easterly side of White Avenue and extends back between parallel lines 167-1/2 feet to an alley in the rear.

BEING the same property conveyed to Alden Horton, III and wife, Juli Horton, from Alden Horton, Jr. and Elizabeth D. Horton, Co-Trustees of the Horton Living Trust, by deed recorded September 11, 2014 in Instrument No. 20140911-0083382, Register's Office for Davidson County, Tennessee.

This is improved property, known as 2016 White Avenue, Nashville, TN 37204.

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 July 15th, 2016.

Alden Horton, III

Juli Horton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On July 15th, 2016, 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 on July 15th, 2016.

NOTARY PUBLIC

My Commission Expires: 11-6-2017

