WARRANTY DEED

CHRISTOPHER R. JACKSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $284,999.00

David Barton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JULY, 2016

Notary Public

MY COMMISSION EXPIRES: March 18, 2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Guaranty Company, 1980 Post Oak Blvd, Houston, TX 77056

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David M. Barton	CMG Mortgage, Inc dba CMG Financial	173090A10800CO
(NAME) 600 St. Jules Lane	(NAME) 3160 Crow Canyon Road Ste. 400	
(ADDRESS) Nashville, TN 37211	(ADDRESS) San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 08/01/16 15:27 4 pgs
Fees:23.00 Taxes:1054.50
20160801-0079252

THIS INDENTURE, made and entered into this 4th day of May, 2016, by and between **JOSHUA JOHN KEMPH AND KATHRYN KEMPH, HUSBAND AND WIFE,** party of the first part, and **DAVID M. BARTON, AN UNMARRIED MAN,** party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of DAVIDSON, State of TENNESSEE, to wit:

Land located in Davidson County, Tennessee, being Lot No. 116 on the Plan of Revision One, Section Two, Lenox Village, of record in Instrument No. 20020731-0091872, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Joshua John Kemph, a(n) single person by Special Warranty Deed from Federal Home Loan Mortgage Corporation, dated 04/29/2013, recorded 06/28/2013 of record in Instrument No. 20130628-0066762, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

See Exhibit A for exceptions to title

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.

JOSHUA JOHN KEMPH

KATHRYN KEMPH

STATE OF Colorado

COUNTY OF Arapahoe

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named JOSHUA JOHN KEMPH, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 4th day of May, 2016.

Commission expires: 1/13/2018

ELIZABETH CORRINE KENT
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20144001712
My Commission Expires January 13, 2018

Notary Public

STATE OF Colorado

COUNTY OF Arapahoe

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named KATHRYN KEMPH, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 4th day of May, 2016.

Commission expires: 1/13/2018

Notary Public

ELIZABETH CORRINE KENT
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20144001712
My Commission Expires January 13, 2018

EXHIBIT A

All matters shown on the plat of record in Plat Instrument No. 20020731-0091872,

Covenants, conditions, easements and restrictions recorded of record in Instrument No. 20020315-0032825,

Covenants, conditions, easements and restrictions recorded of record in Instrument No. 20020315-0032826, Supplemental Declaration of record in Instrument No. 20060321-0032383, First Amendment to Supplemental Declaration of record in Instrument No. 20050815-0096405,

Grant of Easement of record in Instrument No. 20130916-0097049,

Agreement for Dedication of Easement of record in Instrument No. 20011129-0130322,

Drainage Easement and Maintenance Agreement for Detention Facilities of record in Instrument No. 20150817-0082476,

Storm Water Detention Agreement of record in Book 7361, Page 230, of record in Instrument No. 200204078-0042676,

Charter of record in Instrument No. 20020412-0045831,

Warranty Deed of record in Instrument No. 20010103-0000902, in the Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

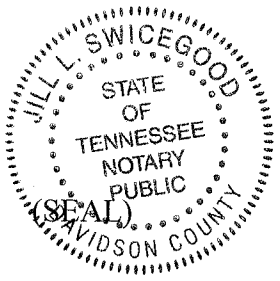
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Jill L. Swicegood
Notary Public

My Commission Expires: Sept 10, 2018