WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/12/17 14:21 3 pgs
Fees:18.00 Taxes:1110.00
20170112-0003735

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $300,000.00.

Affiant

Subscribed and sworn to me on 01/11/17.

NOTARY PUBLIC
My Commission Expires: 11-6-2017

BRENDA ZITZMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Debra L. Custer 7517 Staffordshire Drive Nashville, TN 37221-4616	Community Financial Services Bank PO Box 467 Benton, KY 42025	141150D01200CO

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, O. Jewell Barrett, a married man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Debra L. Custer and husband, Gary Custer, 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 Lot No. 12 on the Plan of Resub of Lots 12 thru 16, 42 and 43 of Sheffield on the Harpeth, Phase I as of record in Book 6900, Page 182, said Register's Office.
>
> Being the same property conveyed to O. Jewell Barrett and wife, Loretta L. Barrett by Warranty Deed from Phillips Builders, Inc., recorded on the 28th day of June, 1988 in Deed Book 7585, Page 534, in the Register's Office of Davidson County, Tennessee. The said Loretta L. Barrett has since died, leaving O. Jewell Barrett as the surviving tenant by the entirety.

This is improved property known as 7517 Staffordshire Drive, Nashville, Tennessee 37221-4616.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

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 GRANTOR does 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 GRANTOR does further covenant and bind himself, his 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 January 11th, 2017.

O. Jewell Barrett

STATE OF Kentucky
COUNTY OF McCracken

On 01/11/17, before me personally appeared O. Jewell Barrett, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on 01/11/17

Angela D. Mathis
NOTARY PUBLIC

My Commission Expires: 9-28-2017

Angela D. Mathis, Notary Public
State At Large, Kentucky
My Commission Expires: 09-28-2017
Notary ID: 497652

Certificate of Authenticity

I, John Cobb Rochford, 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 a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRENDA ZITZMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017