Bill Garrett Davidson County
Batch# 107097 DEEDWARR
06/21/2018 10:13:59 AM 2 pgs
Fees: $13.00 Taxes: $1,089.65

20180621-0059877

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 294,500.00

Affiant

Subscribed and sworn to before me, this 18th day of June, 2018.

Notary Public

My commission expires: _____

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-23-2021

THIS INSTRUMENT WAS PREPARED BY
Harpeth Escrow, LLC
1517 Hunt Club Blvd
Gallatin, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Benjamin J. Mauro	**USAA FEDERAL SAVINGS BANK**	**09610003900**
602 Colfax Drive	**10750 MCDERMOTT FREEWAY**	
Nashville, TN 37214	**SAN ANTONIO, TX 78288**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Richard E.Norvell and Stacie Phineas, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Benjamin J. Mauro

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot(s) 235, as shown on the map entitled Clover Hill, Section 6, of record in Book 2133, page 89, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Richard E. Norvell and Stacie Phineas, husband and wife, from Tennessee Baptist Foundation, Trustee by deed dated January 19, 2017, of record in Instrument No. 20170123-0007173, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William D. Kemp and wife, Mildred A. Kemp, by deed from Leonard C. Becker and wife, Emmalene R. Becker, of record in Book 3533, page 361 , dated April 10, 1963 , said Register's Office. The said William D. Kemp having since died on or about December 21, 2012 leaving Mildred A. Kemp surviving tenant by the entirety. The said Mildred A. Kemp having since died testate on or about May 20, 2015 leaving said property to Tennessee Baptist Foundation, Trustee of the Kemp Family Trust, pursuant to the will of record in the Seventh Circuit Probate Court of Davidson County, Nashville, Tennessee, Docket No. 15P-1469.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 602 Colfax Drive, Nashville, TN 37214.

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 in 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 18th day of June, 2018.

Richard E.Norvell

Stacie Phineas

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Personally appeared before me, a Notary Public of said County and State, **Richard E.Norvell and Stacie Phineas,** the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of June, 2018.

Notary Public

My Commission Expires:_____

