WARRANTY DEED

Karen Johnson Davidson County
Batch# 544166 DEEDWARR
01/04/2021 08:30:30 AM 3 pgs
Fees: $18.00 Taxes: $2,294.00
20210104-0000048

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $620,000.00.

Affiant

Subscribed and sworn to me on 12/28/20.

NOTARY PUBLIC
My Commission Expires: 1/29/23

JOHN COBB ROCHFORD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON 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 #
James T. Purifoy Jr. Margaret Purifoy 5104 Wilmar Drive Nashville, TN 37220	CMG Mortgage, Inc. dba CMG Financial 3160 Crow Canyon Road Suite 400 San Ramon, CA 94583	146 15 0 088.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Ian I Kern and June E. Kern, husband and wife, hereinafter called **"GRANTORS,"** has bargained and sold, and by these presents does transfer and convey unto James Thomas Purifoy Jr. and Margaret Purifoy, husband and wife, , 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 11, Haileywood Estates, Section II, as shown on plat of record in Plat Book 2331, Page 81, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.
>
> Being the same property conveyed to Ian I. Kern and June E. Kern, husband and wife, by Warranty Deed from Nicholas W. Adkins and Carolyn V. Adkins, husband and wife, of record in Instrument No. 20120426-0035772, in the Register's Office of Davidson County, Tennessee, dated April 25, 2012 and recorded on April 26, 2012.
>
> This is improved property known as 5104 Wilmar Drive, Nashville, Tennessee 37220.

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 does covenant with the said GRANTEES they are lawfully seized and possessed of said land in fee simple, has 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 my hand this 12/28/20

Ian I Kern

June E. Kern

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 12/28/20, before me personally appeared Ian I Kern and June E. Kern, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described herein 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 12/28/20

NOTARY PUBLIC

My Commission Expires: 1/29/23

JOHN COBB ROCHFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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 is a true and correct copy of the original document executed and authenticated according to law.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

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

Brenda Lewis
Notary's Signature

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY