Davidson County DEEDWARR
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20080827-0087857

File No. 280500859

WARRANTY DEED

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF AUGUST, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DEBBIE A. YARBROUGH NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires May 12 2009

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow
Daniel L. Wischhof, Attorney at Law
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joanna A. Finney	Volunteer Trust Mortgage Corporation	Map 26-05 Parcel 53.00
(NAME) 205 Roscoe Street	(NAME) 301 S. Perimeter Park Drive Suite 125	
(ADDRESS) Goodlettsville, TN 37072	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I

Kathy Kemp, a married person
A/K/A Kathy Kemp Snowden

hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto

Joanna A. Finney, an unmarried person

hereinafter called the grantee(s), HER 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 No. 4 and the Westerly One-Half (1/2) of Lot No. 5, Block "B" on the Map of Roscoe Place, being of record in Book 843, Page 72, Register's Office for Davidson County, Tennessee.

SAID Lot No. 4 and the Westerly One-Half (1/2) of Lot No. 5 adjoin and front together 75 feet on the Southerly side of Roscoe Place and run back between parallel lines 200 feet to a dead line.

BEING the same property conveyed to Kathy Kemp by Warranty Deed dated June 29, 2006, from Charles E. Johnson and Dorothy A. Barton, of record by Instrument No. 20060705-0080139 in the Register's Office for Davidson County, Tennessee. (NOTE: Pearl S. Johnson retained a Life Estate in Quitclaim Deed of record by Instrument No. 20040510-0052818 in the Register's Office for Davidson County, Tennessee. The said Pearl S. Johnson having since died on April 8, 2006 in Davidson County, Tennessee.)

This conveyance is subject to taxes for the year 2008, and subsequent years, easement and restrictive covenants of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 205 Roscoe Street, Goodlettsville, TN 37072

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), HER heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 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 GRANTEE(S), HER 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 hands this 22nd day of August, 2008.

Kathy Kemp Snowden

Kathy Kemp

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Kathy Kemp, A/K/A Kathy Kemp Snowden the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 22nd day of August, 2008

Commission expires: 11-7-11

Mary Birthright

Notary Public

File Number: 280500859

RETURN TO:
AmTitle & Escrow
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011