BILL GARRETT, Davidson County
Trans:T20090026216 DEEDWARR
Recvd: 04/21/09 13:12 2 pgs
Fees:13.00 Taxes:462.50
20090421-0036093

This Instrument Prepared By:
Rebecca T. Garland, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Bryan Kemp
1005 Hunters Meadow Lane
Nashville, Tennessee 37216

SEND TAX BILL TO:
Owner

MORTGAGEE:

MAP 61-15
GROUP
PARCEL 399

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum 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, **Jimmy E. Allen, Jr., married,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Bryan Kemp and Katie M. Cunningham, as tenants in common with right of survivorship,** 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 No. 2 on the Plan of Resubdivision of Lots 5 and 6 of George Burrus Subdivision of Lot Number 61, Maplewood Home Tract, of record in Plat Book 8250, page 822, Register's Office, Davidson County, Tennessee, to which plan reference is here made for a more complete description thereof.

Being the same property conveyed to Jimmy E. Allen, Jr., married by deed from Secretary of Housing and Urban Development of Washington, D.C. of record in Instrument no. 20080911-0092924, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2009 and subsequent years.

This is **improved** property known as **1005 Hunters Meadow Lane, Nashville, Tennessee 37216.**

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, GRANTOR does covenants with the said GRANTEES that he is 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, 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, and 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 hand this the **10th** day of **April, 2009.**

Jimmy E. Allen, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jimmy E. Allen, Jr., married**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 10th day of April, 2009.

Karen C. Asplint
NOTARY PUBLIC

My Commission Expires: 7/5/2011

KAREN C. ASPLINT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $125,000.00.

AFFIANT

Subscribed and sworn to before me on this 10th day
of April, 2009.

Karen C. Asplint
NOTARY PUBLIC

My Commission Expires: 7/5/2011

KAREN C. ASPLINT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212