File No. 210110481

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF DECEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: 5-2-11
(AFFIX SEAL)

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20100081895 DEEDWARR
Recvd: 12/29/10 14:43 2 pgs
Fees:13.00 Taxes:536.50

20101229-0103556

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sergio J. Gomez	Superior Bank	
(NAME)	(NAME)	
6132 Bent Wood Dr.	17 N. 20th Street	MAP/PARCEL 16413011100
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Birmingham, AL 35203	
(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, **We, Hollie A. VanHecke Kemmer, a married woman and Husband Luke Kemmer**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Sergio J. Gomez, a married man**, hereinafter called the grantee(s), heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 15 on the FINAL PLAT, SECTION ONE, TREEHAVEN, as shown by plat of record in Plat Book 9700, Page 579, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Hollie A. VanHecke, unmarried by Warranty Deed dated August 31, 2004, from Hala Habashy and husband, Nabeel Melika and filed for record on December 7, 2004, in Instrument No. 20041207-0145737, Register's Office for said County.

The said Hollie A. VanHecke having since married is also known as Hollie A. VanHecke Kemmer.

Luke Kemmer joins in this conveyance to convey any and all rights he may have in this property.

Charter of Homeowner's Association as shown of record in Book 11648, Page 660 and Instrument No. 20010326-0028531, Register's Office for Davidson County, Tennessee.

Subject to Homeowner's Association Dues.

By-Laws as shown of record in Book 11648, Page 662 and Instrument No. 20010504-0046261, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 11588, Page 484 and Amendments in Book 11669, Page 376, Instrument No. 20010504-0046260 and Instrument No. 20030527-0071168, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions 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 6132 Bent Wood Dr., Antioch, TN 37013
(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), 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), 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 our hands this 22nd day of December, 2010.

Hollie A. VanHecke Kemmer

Hollie A. VanHecke Kemmer

Luke Kemmer

Luke Kemmer

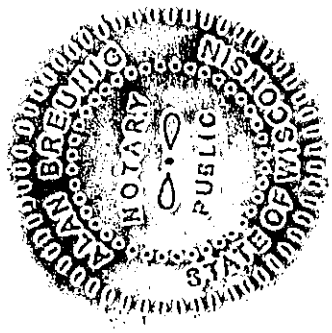
STATE of ~~Wisconsin~~ Tennessee
COUNTY of Dane

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Hollie A. VanHecke Kemmer, a married woman and Husband, Luke Kemmer, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 22 day of December, 2010

My Commission Expires: 6-1-2014

Notary Public



File Number: 210110481
RETURN TO:
Stewart Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122