BILL GARRETT, Davidson County
Trans:T20110026514 DEEDWARR
Recvd: 05/04/11 14:27 2 pgs
Fees:13.00 Taxes:863.95
20110504-0034328

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-110400120

WARRANTY DEED

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$233,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 2nd day of MAY, 2011

Notary Public

MY COMMISSION EXPIRES: 12-03-13

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ANDREW MATTHEWS 1018 FAIRWIN AVENUE NASHVILLE, TN 37216	PrimeLending, A PlainsCapital Co. 18111 Preston Road, Suite 900 Dallas, TX 75252	072-09-0-386.00

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 ACKNOWLEDGED, WE,

EDWARD C. KEMP AND WIFE, LEAH F. KEMP

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

ANDY MATTHEWS AND JAIME MATTHEWS, HUSBAND AND WIFE

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. 71 on the Plan of Eskridge Subdivision of part of Franklin Property, as of record in Plat Book 547, Page 52, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Edward C. Kemp by Warranty Deed from David Allen Chamberlin and wife, Tenna Mizell Chamberlin dated 11/10/06 and recorded 11/14/06 in Instrument Number 20061114-0141243, Register's Office for Davidson County, Tennessee.

The undersigned Leah F. Kemp, spouse of Edward C. Kemp joins in the execution of this instrument for the purpose of conveying to the Grantees all of her right, title, claim and interest in and to the above described property, including but not limited to, her homestead, dower, and any and all other marital rights.

This is improved (X) property known as **1018 FAIRWIN AVENUE, NASHVILLE, TN 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 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 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 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 our hands this 2nd day of MAY, 2011.

Edward C. Kemp by Cindy Evans Attorney in Fact
EDWARD C. KEMP BY CINDY EVANS, ATTORNEY IN FACT

Leah F. Kemp by Cindy Evans, Attorney in Fact
LEAH F. KEMP BY CINDY EVANS, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 2nd day of May, 2011, before me personally appeared Cindy Evans to me known to be the person who executed the foregoing instrument in behalf of Edward C. Kemp and Leah F. Kemp as their Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said Edward C. Kemp and Leah F. Kemp.

Witness my hand and official seal at Nashville, Tennessee, this the 2nd day of May, 2011.

Commission Expires:_____

Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
September 9, 2014