BILL GARRETT, Davidson County
Trans:T20120030126 DEEDWARR
Recvd: 04/25/12 09:31 3 pgs
Fees:18.00 Taxes:508.75
20120425-0035286

WARRANTY DEED

Record & Return To

Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,500.00

Jessica Adams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd day of April, 2012

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ANN CALLAGHAN NOSOVA NELLY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walter Kemp	New Owner	131010D14100CO
(NAME)	(NAME)	
5025 Hillsboro Pike 17E		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	, ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **Kathleen G Rayburn and Elbert B. Rayburn,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Walter Kemp,** unmarried, 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 Unit No. 141 of Georgetown Apartments, a Horizontal Property Regime, created under Title 66, Section 27-101, et. Seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of 5025 Hillsboro Homeowners Association of record in Book 5211, page 325, as amended in Book 5616, page 133, and Book 6079, page 516, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed.

Being the same property conveyed to Kathleen G. Rayburn and Elbert B. Rayburn, Jr. by Warranty Deed from Ethel M. Hollis, dated September 15, 2005 and filed on September 20, 2005 in Instrument Number 20050920-0112835, said Register's Office.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5025 Hillsboro Pike 17E, Nashville, TN 37215

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, has 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 **3rd** day of **April, 2012**

Elbert B. Rayburn, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Elbert B. Rayburn, Jr.** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **3rd** day of **April, 2012**

Notary Public

My commission expires: 7/3/12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Witness our hands this **3rd** day of **April, 2012**

Kathleen G Rayburn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Kathleen G Rayburn .**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **3rd** day of **April, 2012**

Notary Public

My commission expires: 7/3/12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON