12-133

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd
Suite 203-A
Nashville, Tennessee 37215

CRT File No. 12050824

BILL GARRETT, Davidson County
Trans:T20120040658 DEEDWARR
Recvd: 06/04/12 09:41 2 pgs
Fees:13.00 Taxes:591.63
20120604-0048099

LEAH A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is geater, for this transfer is: $159,900.00.

Affiant

Subscribed and sworn to before me, this 1st day of June, 2012.

Notary Public
My Commission Expires: My Commission Expires October 28, 2012

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Steven David Kemp 1023 Ashmore Dr Nashville TN 37211	New Owner	Tax Parcel ID No. 161-6A-57.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ashley Galloway now known as Ashley Galloway Smith, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Steven David Kemp, unmarried** ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee being Unit 57 on the plan of Oakhill Townhomes, Phase 2, Lot 2, as shown as Exhibit "A-1" to the Declaration of Protective Covenants, Conditions Restrictions and easements for Oakhill Townhomes of record as Instrument No. 20080325-0030014, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Ashley Galloway, an unmarried woman by Deed from Centex Homes, a Nevada general partnership, recorded on the 29th day of October, 2008 in Instrument No. 20081029-0107811, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of OAKHILL TOWNHOMES, PHASE 2, as recorded in Instrument No. 20070911-0108866 and Country Place recorded in Plat Book 4460, Pages 76 and 77.

Covenants, Conditions and Restrictions as set forth in Declaration of Protective Covenants, Conditions, Restrictions and Easements recorded in Instrument No. 20070614-0071397 and First Supplemental Declaration to Declaration of Protective Covenants, Conditions, Restrictions and Easements recorded at Instrument No. 20080325-0030014.

Stormwater Detention Agreement recorded at Instrument Nos. 20070205-0014422 and 20070404-0040188.

Quitclaim Deed for Common Area and Open Space recorded at Instrument No. 20080909-0092190.

This is improved property located at 1023 Ashmore Dr Nashville TN 37211.

The said property has never been the marital residence of the Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of June, 2012.

Ashley Galloway Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ashley Galloway Smith, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of June, 2012.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014