WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/03/12 15:32 3 pgs
Fees:18.00 Taxes:828.80
20121003-0090661

SONDRA REECE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$224,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF SEPTEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: 3/1/2016
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chase W. Kemp	U.S. Bank Home Mortgage	**146-16-167**
Kathleen C. Kemp		
(NAME)	(NAME)	
5216 Smartt Drive	4801 Frederica Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Owensboro, KY 42301	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Mary W. Parker**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Chase W. Kemp and Kathleen C. Kemp , 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. 947 on the Plan of Brentwood Hall, Section IX, as of record in Book 2331, page 92, Register's Office for said County.

Said Lot No. 947 begins at a point on the northerly line of Oakley Drive, the common corner of Lots No. 949 and 947; thence westerly along the northerly margin of Oakley Drive, 113.2 feet to a concrete monument, the beginning of a curve; thence around said curve, in a northwesterly direction, 37.3 feet to a concrete monument in the easterly margin of Smartt Drive; thence along the easterly margin of 947 and 951; thence easterly along the line between said lots, 141 feet to a point; the common corner of Lots Nos. 947, 951 and 949; thence southerly along the line between said Lots No. 947 and 949, 116.9 feet to the point of beginning.

Being the same property conveyed to Gary V. Parker, Jr., and wife, Mary W. Parker by deed from Robert D. Minton and wife, Ann E. Minton of record in Book 4116, dated March 28, 1967 Page 384, Register's office for Davidson County, Tennessee. The said Gary V. Parker, Jr. having since died on April 14, 1993 leaving his wife, Mary W. Parker as the surviving tenant by the entirety.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐
This is improved ☒ property, known as **5216 Smartt Drive, Nashville, TN 37220**
(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 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 my hand this 25 day of September, 2012.

Mary W. Parker by Gary V. Parker, III Attorney in Fact

Mary W. Parker
By: Gary V. Parker, III, Attorney in Fact

STATE OF MONTANA
COUNTY OF Gallatin

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Gary V. Parker, III with whom I am personally acquainted, and who, upon his oath, acknowledged himself to be the Attorney-in-Fact for the within named Mary W. Parker and being authorized to act on behalf of said persons he executed the foregoing instrument as her free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 25 DAY OF SEPTEMBER, 2012.

Commission expires:

Lisa Berkram
Notary Public

LISA BERKRAM NOTARIAL SEAL STATE OF MONTANA

Lisa Berkram
Notary Public
for the State of Montana
Residing at:
Bozeman, Montana
My Commission Expires:
May 24, 2015

Certificate of Authenticity

I, Julia A. Hirt, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Quenn N Crum, a notary public for this county and state, Julia A. Hirt who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 4/20/15.