BILL GARRETT, Davidson County
Trans:T20130010936 DEEDWARR
Recvd: 02/08/13 10:30 2 pgs
Fees:13.00 Taxes:288.60

20130208-0013229

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 25th day of January, 2013, by and between Lena H Warner and husband Winfred Warner, Michael D Warner, single , party of the first part, and Nelson A Kempf, unmarried , party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

LAND in Davidson County, Tennessee, being Lot No. 2 Baxter Heights S/D, of record in Book 2083, Page 94, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 100 feet on the southerly side of Oak street and runs back 154.06 feet on the westerly ~~tion~~ line and 154.56 feet on the easterly line to a dead line in the rear measuring 100 fee thereon.

Being all or part of the same property conveyed to Lena H. Warner, Winfred Warner and Michael D. Warner, by virtue of that certain Quit Claim Deed dated May 25, 2001, at Instrument No. 20010622-0066229 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2013 Davidson County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Lena H. Warner
Lena H Warner

Winfred Warner

Michael D. Warner by Lena H. Warner, Attorney in Fact
Michael D Warner, by Lena H Warner, Attorney In Fat

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Lena H Warner and Winfred Warner, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 25th day of January, 2013.

Jacqueline G Brown
Notary Public

My Commission Expires: 1-6-15

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Jacqueline G. Brown
My Commission Expires
January 6, 2015
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me personally appeared Lena H Warner to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Michael D Warner and acknowledged that she executed the same as the free act and deed of the said Michael D Warner.

WITNESS my hand and official seal at office this 25th day of January, 2013.

Jacqueline G Brown
Notary Public

NOTARY PUBLIC
Jacqueline G. Brown
My Commission Expires
January 6, 2015
STATE OF TENNESSEE

My Commission Expires: 1-6-15

Property Owner & Address: Nelson A Kempf

Tax Parcel No 06114010800

Property Address: 804 Oak Street
Nashville, TN 37216

MAIL TAX
BILLS TO: Wells Fargo
4101 Wiseman Blvd
San Antonio TX 78251

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $78,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 25th day of January, 2013.

Tammy Morris
Notary Public

My Commission Expires: 4-23-14