WARRANTY DEED

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14TH day of June, 2013

Notary Public

MY COMMISSION EXPIRES: 10.5.2015 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 381 Mallory Station Road, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cynthia Regas	Cynthia Regas	164 06 0A 046.00
(NAME)	(NAME)	
4316 Summercrest Blvd Apt 516	4316 Summercrest Blvd, Apt 516	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(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, John **Michael Kemp, unmarried, Rhonda Long, married, Sherry Pirtle**, married, Joshua Tyler Kemp, unmarried, and John Lucas Kemp, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Cynthia A Regas, 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 all of Unit 46, on the Final Plat of Autumn Glen, Section 1, A Condominium Regime, as shown by lat appearing of record in Instrument No. 20020926-0117438, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Julie Carol Kemp, Rhonda Long and Sherry Pirtle by deed from the Estate of Nancy C. Martin dated December 16, 2011 of record in Instrument No. 20120130-0007990, Register's Office of Davidson County, Tennessee. Previously being the same property conveyed to Nancy C. Martin by deed from Mainstreet Homes dated January 27, 2005 of record in Instrument No. 20050131-0011270, Register's Office of Davidson County, Tennessee.

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.

Julie Carol Kemp is deceased as of March 22, 2013 leaving John Michael Kemp as her sole heir. Joshua Tyler Kemp and John Lucas Kemp hereby join in this conveyance evidencing their consent hereto and conveying any and all rights they may have in, and to, said property to the Grantee.

unimproved ☐
This is improved X property, known as 4316 Summercrest Blvd, Apt 516, Antioch, TN 37013

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

BILL GARRETT, Davidson County
Trans:T20130053322 DEEDWARR
Recvd: 06/24/13 13:38 3 pgs
Fees:18.00 Taxes:299.70
20130624-0064618

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 14th day of **June, 2013.**

Joshua Tyler Kemp

John Lucas Kemp

John Michael Kemp

Rhonda Long

Rhonda Long

Sherry Pirtle

Sherry Pirtle

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned authority, **John Michael Kemp**, Joshua Tyler Kemp and John Lucas Kemp, 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 14th day of June, 2013

Notary Public

My commission expires: _____

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, **Rhonda Long and Sherry Pirtle**, 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 14th day of June, 2013

Notary Public

My commission expires: 10.5.2015

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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 14th day of **June, 2013.**

Joshua Tyler Kemp

John Lucas Kemp

John Michael Kemp

Rhonda Long

Sherry Pirtle

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **John Michael Kemp**, Joshua Tyler Kemp and John Lucas Kemp, 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 14th day of June, 2013

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 04-28-2014

Notary Public

My commission expires: _____

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned authority, **Rhonda Long and Sherry Pirtle**, 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 14th day of June, 2013

Notary Public

My commission expires: _____

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122