BILL GARRETT, Davidson County
Trans:T20130055826 DEEDWARR
Recvd: 07/01/13 14:50 2 pgs
Fees:13.00 Taxes:1295.00

20130701-0067783

WARRANTY DEED

R-VRES-13-2306

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF June, 2013.

Notary Public

MY COMMISSION EXPIRES: 5-20-14
(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Charles S. Sanger	Charles S. Sanger	
2306 Ashwood Avenue (ADDRESS)	(NAME) 2306 Ashwood Avenue (ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (CITY) (STATE) (ZIP)	104-15-0-183.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MATTIE S. KEMP AND STEPHAN HAYWOOD KEMP, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHARLES S. SANGER AND WIFE, MAUREEN S. SANGER, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY 70 FEET OF LOT NO. 66 ON THE MAP OF SUNSET PARK OF RECORD IN PLAT BOOK 332, PAGE 132, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PART OF SAID LOT FRONTS 70 FEET ON THE NORTHERLY SIDE OF WEST ASHWOOD AVENUE, FORMERLY "A" STREET, AND RUNS BACK BETWEEN PARALLEL LINES, WITH THE EASTERLY MARGIN OF 25TH AVENUE SOUTH, 160.5 FEET TO THE SOUTHERLY LINE OF LOT NO. 95.

BEING THE SAME PROPERTY CONVEYED TO EARL T. KEMP AND WIFE, MATTIE S. KEMP BY DEED FROM ELIZABETH ALLEN AND CORNELIA GIST OF RECORD IN BOOK 3968, PAGE 263, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED DECEMBER 10, 1965 AND RECORDED ON DECEMBER 13, 1965. FURTHER BEING CONVEYED BY QUITCLAIM DEED FOR THE EXPRESS PURPOSE OF MAKING A RECONVEYANCE TO CREATE FEE SIMPLE ABSOLUTE OWNERSHIP IN EARL T. KEMP MATTIE S. KEMP AND STEPHAN HAYWOOD KEMP, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON OF RECORD IN BOOK 9161, PAGE 558, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED NOVEMBER 19, 1993 AND RECORDED ON NOVEMBER 23, 1993. EARL T. KEMP HAVING SINCE DIED ON AUGUST 10, 2010.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING PLAT BOOK 332, PAGE 132, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 2306 Ashwood Avenue, Nashville, Tennessee 37212
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 28th day of June, 2013.

Mattie S. Kemp

Mattie S. Kemp

Stephan Haywood Kemp

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mattie S. Kemp and Stephan Haywood Kemp, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

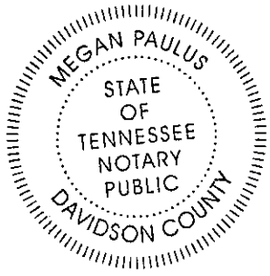
Witness my hand and official seal, this the 28th day of June, 2013.

Megan Paulus

Notary Public

My Commission Expires: 1-9-16

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903