BILL GARRETT, Davidson County
Trans:T20130057050 DEEDWARR
Recvd: 07/03/13 15:34 2 pgs
Fees:13.00 Taxes:617.90

20130703-0069324

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of June, 2013.

Notary Public

MY COMMISSION EXPIRES: 5/20/14

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Temia Beamon	TEMIA BEAMON	136-10-71
(NAME)	(NAME)	
316 Clearlake Drive W	761 Old Hickory Blvd Ste 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Brentwood, TN 37027	
(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,

WALLY KEMP,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

TEMIA BEAMON,

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. 452 on the Plan of Priest Lake Park, section 7-A, as of record in Book 5200, page 107, 108 and 109, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Donald Luther Deatheridge and wife, Laurie C. Deatheridge by deed from James R. Stocker and wife, Sylvia M. Stocker, recorded on March 11, 1992, of record in Book 8571, Page 727, Register's Office for Davidson County, Tennessee.

Being the same property further conveyed to Financial Transport Services, LLC., by Trustee's Deed from James Bryan Lewis, Trustee, recorded on June 6, 2012, of record in Instrument No. 20120606-0049547, Register's Office for Davidson County, Tennessee.

Being the same property further conveyed to Wally Kemp by Quitclaim Deed from Financial Transport Services, LLC., recorded on August 2, 2012, of record in Instrument No. 20120802-0068369, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 316 Clearlake Drive W, Nashville, TN 37217

(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/our hand(s) this 14th day of June, 2013.

Wally Kemp

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wally Kemp, the bargainor(s), 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 at on this 14th day of June, 2013

Commission expires: November 24, 2013

TRENT LEHMAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Notary Public

PLEASE RETURN TO

Main Street Title
3054 Lakeshore Drive
Old Hickory, TN 37138