WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of July, 2014.

Notary Public

MY COMMISSION EXPIRES: 8.14.17

(AFFIX SEAL)

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dave Hollister		05409003300
(NAME)	(NAME)	
3218 Lakeshore Dr.	SAME	
(ADDRESS)	(ADDRESS)	
Old Hickory, Tn. 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140055147 DEEDWARR
Recvd: 07/30/14 10:21 2 pgs
Fees:13.00 Taxes:610.50
20140730-0067800

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, **Lee Roy Kemp and Wife, Betty Kemp**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Dave Hollister and Kelly Hollister, Husband and Wife**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Tract II:A certain tract or parcel of land in Davidson County, Tennessee, described as being the Southerly half of Lot No. 11 on the Plan of the Life & Casualty Insurance Company's Subdivision of Dabbs and Elliott's Property known as Dupontonia, as of record in Book 843, Page 56, Register's Office of Davidson County, Tennessee and more particularly described according to a survey by R. L. Montoya-Land Surveying dated December 7, 1978 as follows:Beginning at an iron pin in the Westerly margin of Lakeshore Drive, formerly Pitts Avenue, approximately 1,950.8 feet northeast of the intersection of Old Hickory Boulevard and Lakeshore Drive, said point also being the Northeast corner of the John B. Porter property as as of record in Book 4673, Page 50, R.O.D.C., Tennessee, Lot No. 12 of said subdivision and is the Southeast corner of this described tract; thence leaving the Westerly margin of Lakeshore Drive with Porters Northerly property line South 77 degrees 05' 18" West 739.60 feet to an existing fence post, said point being the Southeast corner of the Anita S. Page property as of record in Book 2022, Page 103, R.O.D.C., Tennessee and is the common corners of Lots No. 9, 11, 12 and 14 of said subdivision; thence with Pages Easterly property line and Rebecca Ramsey Easterly property line as of record in Book 3128, Page 485, R.O.D.C., Tennessee North 7 degrees 09' 22" East 164.36 feet to an existing fence post, said point being the Southwest corner of the Lee Roy Kemp property as of record in Book 3769, Page 445, R.O.D.C., Tennessee known as the Northerly half of Lot No. 11 of said subdivision; thence with Kemps Southerly property line North 77 degrees 27' 18" East 690.03 feet to an iron pin in the Westerly margin of Lakeshore Drive; thence with the Westerly margin of said drive South 9 degrees 58' 02" East 150.16 feet to the point of beginning, containing 2.50 acres, more or less.

Being the same property conveyed to Lee Roy Kemp and wife, Betty F. Kemp by Warranty Deed dated 11/13/1996 from Annmarie Dimascio, a widow of record in Book 10260, Page 626, Register's Office for Davidson County, Tennessee, as to Tract II.

The said Betty Kemp is one and the same as Betty F. Kemp.

All matters as set forth per Book 843, Page 56, said Register's Office.

Gas/Mechanical, Electrical, or Plumbing Permit of record in Book 10977, Page 747, said Register's Office.

County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.

Right-of-Way for Lakeshore Drive, as much as therein may lie.

No insurance is afforded as to the exact amount of acreage contained in the property described herein.

All matters shown on the survey dated December 7, 1978 by R. L. Montoya-Land Surveying.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☑

This is improved ☐ property, known as 3220 Lakeshore Drive, Old Hickory, TN 37138
(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/or 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/or 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 25th day of July, 2014.

Lee Roy Kemp

Betty Kemp

State of Tennessee
County of Wilson

Personally appeared before me Lee Roy Kemp and Betty Kemp, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 25th day of July, 2014.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122