WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES: . 5/28/17
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20140064876 DEEDWARR
Recvd: 09/02/14 12:30 2 pgs
Fees:13.00 Taxes:495.80
20140902-0079738

DAMARIS B. STRATTON
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Kemper	goodmortgage.com	01100006700
(NAME)	(NAME)	
P. O. Box 1596	3325 South Tryon Street	
(ADDRESS)	(ADDRESS)	
Goodlettsville, Tennessee 37070	Charlotte, NC 28217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20140380

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Dorlis M. Gibson, Trustee of the Dorlis M. Gibson Trust UTA dated September 5, 1995**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **James Kemper**, unmarried, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

TRACT NO. 1:
Situate in the 10th Civil District of Davidson County, Tennessee, described according to a survey by John R. Alley, Surveyor, dated June, 1965, as follows:

BEGINNING at a stake in the Northerly line of Mrs. Elizabeth Greer, a corner with Robert Clark and the Southwest corner of the tract of land conveyed to Joseph E. Greer by deed from J.C.C. Galbreath and wife, of record in Book 509, page 65, Register's Office for said county; thence with Mrs. Elizabeth Greer's Northerly line south 83° 30' East 727 feet to a point; thence North 8° East 1392 feet to an iron spike set in the center of Greer Road; thence with the center of said road South 73° 5' West, 117 feet to an iron spike; thence south 5° 30' West 148.5 feet to a stone monument; thence North 85° 50' West, 688 feet to a stake in Robert Clark's Easterly line; thence with Clark's Easterly line, South 5° 30' West 1166 feet to the point of beginning, containing 20.84 acres, more or less.

TRACT NO. 2:
Certain real property situate in 11th Civil District of Davidson County, Tennessee, and described as follows, to-wit:

BEGINNING at an iron pin in the South margin of Greer Road, a corner with Margaret P. Mayers, the Northeast corner of this land; thence with the line of Mayers as follows: South 5° 30' West 125.8 feet to a stone; thence North 87° West 111.9 feet to an iron pin, a corner with Addie Sweeney; thence with line of said Sweeney North 125.8 feet to an iron pin in aforesaid margin line of Greer Road; thence with said margin line as follows: south 73° East 50 feet and North 83° East 76.5 feet to the beginning, containing 0.32 acre, more or less, after survey by F.E. Head, Assistant County Surveyor for Robertson County Tennessee on November 27, 1973.

BEING all of the same property conveyed to Dorlis M. Gibson, Trustee of the Dorlis M. Gibson Trust UTA dated September 5, 1995 by Quitclaim Deed from Dorlis M. Gibson dated October 9, 1995 and filed of record in Book 9833, Page 327, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3055 Greer Road, Goodlettsville, TN 37072

(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, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 28th day of August, 2014.

Charles H Emplit

Sharon R. Gornie
SHARON R. GORNIE

Dorlis M. Gibson, Trustee of the Dorlis M. Gibson Trust UTA dated September 5, 1995

By: Dorlis M. Gibson, TRUSTEE
Dorlis M. Gibson, Trustee

STATE OF MICHIGAN

COUNTY OF MACOMB

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Dorlis M. Gibson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Dorlis M. Gibson executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of August, 2014.

Commission expires:

Sharon R. Gornie
Notary Public

SHARON R. GORNIE
NOTARY PUBLIC
MACOMB COUNTY, MICH

SHARON R. GORNIE
Notary Public, State of Michigan, County of Macomb
My Commission Expires November 15, 2017
Acting in the County of Macomb