WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140080397 DEEDWARR
Recvd: 10/24/14 14:20 2 pgs
Fees: 13.00 Taxes: 812.15
20141024-0098436

TRACEY PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
March 3, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,500.00

Emily Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF OCTOBER, 2014.

Tracey Perry
Notary Public

MY COMMISSION EXPIRES: 3-3-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chelsea Elizabeth Gill	Same as new owner	073-05-0-113.00
(NAME)	(NAME)	
2305 Shadow Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, LESLIE K. JARRETT, MARRIED, F/K/A LESLIE N. KEMP, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO CHELSEA ELIZABETH GILL, AN UNMARRIED WOMAN AND BETH HIRSCHI, A MARRIED WOMAN, 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:

Being all of Lot No. 3 on the Plan of Riverwood Heights, according to survey and plat of same appearing of record in Plat Book 1835, page 42, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of lot.

Being the same property conveyed to LESLIE N. KEMP, AN UNMARRIED WOMAN, by deed from STEVEN C. STUTZMAN, MARRIED AND MARK J. STOTT, MARRIED, of record in Instrument No. 20090529-0049652, dated May 29, 2009, said Register's Office.

This conveyance is subject to: 2015 property taxes which are a lien, but not yet due and payable; all matters as shown on the Plan of Riverwood Heights of record in Plat Book 1835, page 42, Register's Office for said county; and any and all restrictions and easements of record.

Travis Jarrett, spouse of Leslie K. Jarrett, f/k/a Leslie N. Kemp, joins in the execution of this instrument to convey any marital interest he has in the subject property.

unimproved ☐

This is improved ☒ property, known as 2305 Shadow Lane, Nashville, TN 37216
(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 our hands this 21st day of October, 2014.

Leslie K. Jarrett, f/k/a Leslie N. Kemp

Travis Jarrett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Leslie K. Jarrett, married, f/k/a Leslie N. Kemp and Travis Jarrett, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this 21st day of October, 2014

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 2/6/18