THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 14091903

BILL GARRETT, Davidson County
Trans:T20140081507 DEEDWARR
Recvd: 10/29/14 11:03 2 pgs
Fees:13.00 Taxes:508.75
20141029-0099768

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $137,500.00.

Affiant

Subscribed and sworn to before me, this 27th day of October, 2014.

Notary Public
My Commission Expires: _____

RACHEL NEAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES JULY 3, 2017

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Sarah A. Stewart 5025 Hillsboro Pike, Unit 17E Nashville TN 37215	Farmington Mortgage 2002 Richard Jones Road, Ste 300A, Nashville, TN 37215	Tax Parcel ID No. 131010D14100CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Walter Kemp** *("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sarah A. Stewart**, an unmarried woman ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows: *, an unmarried man

Land in Davidson County, Tennessee, being Unit No. 141 of Georgetown Apartments, a Horizontal Property Regime, created under Title 66, Section 27-101, et. Seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of 5025 Hillsboro Homeowners Association of record in Book 5211, Page 325, as amended in Book 5616, Page 133, and Book 6079, Page 516, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed.

Being the same property conveyed to Walter Kemp, unmarried by Warranty Deed from Kathleen G. Rayburn and Elbert B. Rayburn, recorded on the 25th day of April, 2012 in Instrument No. 20120425-0035286, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015, and thereafter, not yet due and payable.
Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GEORGETOWN APARTMENTS, as recorded in Plat Book 5200, Page(s) 4, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Charter of Homeowners Association recorded in Book 5233, Page 459.

Sanitary Sewers and/or Storm Drainage Easement and a 10 foot Temp. Construction Easement recorded in Book 4168, Page 940.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing 5025 HILLSBORO HOMEOWNER'S ASSOCIATION of record in Book 5211, Page 325, as amended by instrument(s) of record in Book 5616, Page 133 and Book 6079, Page 516; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Resolution recorded at Instrument No. 20120731-0067322.

Easement for Sanitary Sewer/Storm Drainage, recorded in Book 4308, Page 575.

Easement for Sewer Line, recorded in Book 4308, Page 650.

Easement to Electric Power Board, recorded in Book 7873, Page 859.

Easement to Comcast, recorded at Instrument No. 20110620-0047283.

This is improved property located at 5025 Hillsboro Pike, Unit 17E, Nashville TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her successors, heirs and assigns, forever.

And Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, his successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of October, 2014.

Walter Kemp

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Walter Kemp, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of October, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018