PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20150026531 DEEDWARR
Recvd: 04/09/15 11:55 2 pgs
Fees:13.00 Taxes:806.60
20150409-0031266

W & I Ref: (DM) Title No.: 57297
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Frederick J. Kemph Nancy L. Kemph 119 Hillsboro Place Nashville, TN 37215	New Owner

TAX MAP PARCEL NUMBERS: 117030C11900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$218,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Nicola C. White, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Frederick J. Kemph and Nancy L. Kemph, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 119 of Hillsboro Place Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 725 amended in Book 5200, pages 757 and 758, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenants undivided interest n the general and limited common elements of the Condominium.

Being the same property conveyed to Nicola C. White by Warranty Deed from Dwight Wiles, Trustee, dated June 3, 2011 and recorded on June 13, 2011 of record in Instrument No. 20110613-0045020, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, page 125, amended in Book 5200, pages 757 and 758, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. Subject to a storm water detention agreement of record in Book 6128, page 852, said Register's Office. Easement for sanitary sewer purposes of record in Book 3531, page 542 and Book 4158, page 34, said Register's Office. Subject to permanent easements for construction and maintenance of electrical power transmission lines and/ or underground sanitary sewers of record in Book 4633, page 468 and Book 4653, page 915, said Register's Office. The provisions of the condominium Master Deed of record in Book 6244, page 394, amended in Book 6285, page 209, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters.

This is improved property, known as 119 Hillsboro Place, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 27th day of March, 2015.

Nicola C. White

State of Tennessee

County of Davidson

On this 27th day of March, 2015, before me the undersigned authority, personally appeared Nicola C. White, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $218,000.00.

Affiant

Sworn and subscribed before me this 27th day of March, 2015.

Jessica N. Brooks

Notary

My Commission Expires: 6-13-17

JESSICA N. BROOKS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY