RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-15«FileNumber»

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150027750 DEEDWARR
Recvd: 04/14/15 10:04 2 pgs
Fees:13.00 Taxes:862.10
20150414-0032741

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$233,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
13th day of April, 2015

Notary Public

MY COMMISSION EXPIRES:

GAIL C. VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2018

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher M. Kemper **1407 Hemlock Avenue** **Nashville, TN 37216**	**SAME**	**062-13-0-076.00**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Gerald W. Sims and wife, Elizabeth W. Sims

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Christopher M. Kemper and Linnea A. Kemper, Husband and Wife

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:

LAND in Davidson County, Tennessee, being Lot No. 13 and the westerly 50.0 feet of Lot No. 20 on the Map of George I. Waddey's Subdivision called "River Bluff" as of record in Book 843, Page 101, Register's Office for Davidson County, Tennessee.

Said Lot No. 13 fronts 100.0 feet on the easterly side of Hemlock Avenue and together with part of Lot No. 20 runs back between parallel lines 250.0 feet to a dead line.

BEING the same property conveyed to Gerald W. Sims and wife, Elizabeth W. Sims, by Warranty Deed from Jason J. Dorst, unmarried, dated 7/14/06 and recorded 7/24/06 in Instrument No. 20060724-0088805, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **1407 Hemlock Avenue, Nashville, TN 37216**
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 13th day of April, 2015.

Gerald W. Sims

Elizabeth W. Sims

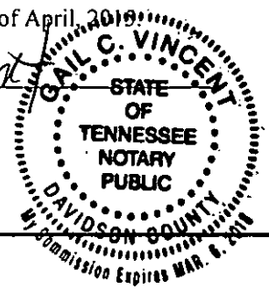
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gerald W. Sims and wife, Elizabeth W. Sims the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of April, 2015.

Commission Expires:_____

_____
Notary Public



STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the _____ of _____ the within named bargainor, and corporation, and that he as such _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 2015.

Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the _____ day of _____, 2015, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at Nashville, Tennessee, this the _____day of _____, 2015.

Commission Expires:_____

_____
Notary Public
