WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,210,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF DECEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 3-6-18

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

J-JG-15-1212

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Tif Siragusa	**New Owner**	
(NAME)	(NAME)	
1212 Graybar Ln		**117-12-0-178-00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215-1620		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **WALTER R. KEMP,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **TIF SIRAGUSA,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 4-A on the Plan of Zone Lot Division Lot 4 on an Unrecorded Map of The Noel Property of record in Plat Book 6250, Page 275, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 4-A fronts 104.95 feet on the northerly margin of Graybar Lane and extends back 305.50 feet on the easterly line and 305.50 feet on the westerly line to a dead line in the rear, measuring 105.51 feet thereon.

Being the same property conveyed to Walter R. Kemp and wife, Jessica Norfleet Kemp by warranty deed from Craig Fuller and wife, Victoria DeVito of record in Instrument No. 20020729-0090567 Register's Office for Davidson County, Tennessee, dated 06/28/2002 and recorded on 07/29/2002. (Value of consideration shown in aforementioned deed $650,000.00.)
See also Final Decree divesting from Jessica Kemp and vesting title in Walter R. Kemp, of record in Instrument No. 20050721-0085142, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Subject to all matters shown on the Plan of record in Plat Book 6250, Page 275, Register's Office for Davidson County, Tennessee.
- Affidavit of record in Book 6453, Page 553, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1430, Page 8, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1212 Graybar Ln , Nashville, Tennessee 37215-1620**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20150105949 DEEDWARR
Recvd: 12/15/15 15:53 2 pgs
Fees:13.00 Taxes:4477.00
20151215-0126145

Witness my/our hand(s) this the 15th DAY OF DECEMBER, 2015.

Walter R. Kemp

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 15th of December, 2015.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212