BILL GARRETT, Davidson County
Trans:T20160010551 DEEDWARR
Recvd: 02/08/16 12:54 2 pgs
Fees:13.00 Taxes:732.23
20160208-0011935

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
John Reynolds
2005 Stanford Village Drive
Antioch, TN 37013

SEND TAX BILL TO:
New Owner

MAP/PARCEL 173-11-0A-044.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Nathan Kyle Kemp and wife, Ashley Kathryn Kemp,** has this day bargained and sold, and does hereby transfer and convey unto **John Reynolds,** a single man, certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 109 on the Plan of Resubdivision of Lots 109 & 110, Stanford Village, RS10 Cluster Development of record in Plat at Instrument No. 20010417-0037243, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Nathan Kyle Kemp, an unmarried man by Warranty deed from Jenna Morris n/k/a Jenna Sissom, married of record in Instrument No. 20120605-0048671 Register's Office for Davidson County, Tennessee, dated May 30, 2012 and recorded on June 05, 2012.

This is improved property known as: **2005 Stanford Village Drive, Antioch, Tennessee 37013**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2016 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Instrument Number 20010417-0037243, and restrictions in Instrument Number 20000203-0011283, amended and restated in

Instrument No. 20000228-0019107, as amended in Instrument No. 20000301-0020280, Instrument No. 20010319-0026310, Instrument No. 20020123-0009420 and Instrument No. 20041108-0134204, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 22nd day of January, 2016.

Nathan Kyle Kemp

Ashley Kathryn Kemp

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Nathan Kyle Kemp and Ashley Kathryn Kemp,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 22nd day of January, 2016.

NOTARY PUBLIC

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires December 5, 2017

My Commission Expires: 12.5.2017

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $197,900.00.

AFFIANT

Subscribed and sworn to before me this the 22nd day of January, 2016.

NOTARY PUBLIC

My Commission Expires: 3/21/17

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

File No: 1581035