This instrument prepared by:
Perrie & Associates, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 161001TN

BILL GARRETT, Davidson County
Trans:T20160045959 DEEDWARR
Recvd: 06/01/16 10:34 3 pgs
Fees:18.00 Taxes:481.00
20160601-0054897

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Lee Golden DBA Chris Provencher Construction 661 Rebel Rd Old Hickory, TN 37138	New Owner	67-7-211.00

WARRANTY DEED

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, **Kimberly D. Mundy, unmarried and George M. Kemp (aka Mike Kemp), married, as devisees under the will of Shirley J. Kemp, as evidenced in Probate No. 15P1131, Davidson County, Tennessee** , hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Lee Golden DBA Chris Provencher Construction** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

SUBJECT TO THE FOLLOWING:

1. 2016 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

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 **Kimberly D. Mundy and George M. Kemp** do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Kimberly D. Mundy and George M. Kemp** further covenant and bind their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: **4311 Burrus Street, Nashviille, TN 37216**.

Executed on this 20th day of May, 2016.

Kimberly D. Mundy

George M. Kemp

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of said County and State, **Kimberly D. Mundy and George M. Kemp**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **they** executed the within instrument for the purposes therein contained.

Witness my hand this 20th day of May, 2016.

Notary Public

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 1-8-19

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $130,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 20th day of May, 2016.

Notary Public

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 1-8-19

Exhibit "A"
Legal Description

Beginning at a point in the westerly margin of Richland Street, 182.5 feet south of the south margin of Maplewood Road; thence westerly parallel to the south margin of said Maplewooe Road, 250 feet to a point; thence south 1 degree west 61.5 feet, more or less, to a point which is 75 feet north of the common line between Lots 69 and 44; thence easterly 250 feet, more or less, to the westerly margin of Richland Street; thence with the margin of the same northerly 50 feet to the beginning.
BEING the same property conveyed to E. L. Wilkerson and wife, Vallie Jenkins Wilkerson, by deed from W. G. Blankenship, (a widower), of record in Book 1677, Page 290, Register's Office for Davidson County, Tennessee.

TRACT NO. 2
Land in the 11th Civil District of Davidson County, Tennessee, being part of Lot No. 69 on the Map of I. C. McMahon's Subdivision of the Maplewood Lands, as of record in Book 547, page 78, Register's Office for said County, described as follows:
BEGINNING at a point in the westerly margin of Burrus Street(formerly Richland Street) said point being 125 feet, more or less, northerly along said street from the common corner between Lot No. 44 and 69 on the Plan of I. C. McMahon's Subdivision of the Maplewood Lands, thence in a westerly direction, 250.1 feet, more or less, to a point, thence northerly 5 feet, more or less, to an iron pin the couthwesterly margin of the property conveyed to Billy Wayne Dorris and wife, Linda Gail Dorris, by deed of record in Book 4484, page 755, said Register's Office, thence easterly 250 feet to the westerly margin of Burrus Street, thence along said street in a southerly direction 12.5 feet, more or less, to the beginning.

Being the same property conveyed to George T. Kemp and wife, Shirley J. Kemp from E. L. Wilkerson and wife, Vallie Jenkins Wilkerson by deed dated 10/04/1976, filed for record on 10/12/1976 in Book 5076, page 808, Register's office for Davidson County, Tennessee.

George T. Kemp having since died on or about February 6, 1990 leaving his wife, Shirley J. Kemp his surviving spouse. Shirley J. Kemp also having since died on or about May 1, 2015 leaving a Will. Pursuant to the Will and Probate No. 15P1131, The Estate of Shirley J. Kemp, the property was devised jointly to Kimberly Mundy and Mike Kemp. Mike Kemp is also known as George M. Kemp.

****The above referenced property is not and has never been the primary residence of either grantors or grantors' spouse(s).**