WARRANTY DEED

Prepared by:
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 07/06/16 12:23 4 pgs
Fees:23.00 Taxes:725.20
20160706-0069131

STATE OF ~~CALIFORNIA~~ TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $196,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of May, 2016.

Christy Michelle Jones
Notary Public

MY COMMISSION EXPIRES: 1/27/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kourtney L. Bolton	Community Mortgage LLC	094-12-O-031.00
(NAME)	(NAME)	
1702 Lawncrest Dr	19045E Valley View Pkwy Ste F	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Independence MO 64055	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **James C. Slemp and Doris L. Shockley, Trustees of The James C. Slemp and Doris L. Shockley 2010 Revocable Trust**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Kourtney L. Bolton and Samuel H. Bolton**, hereinafter called the GRANTEE(S), his heirs and/or 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 all of Lot No. 1 on the Plan of The Resubdivision of Lot 34, Clovernook Subdivision., of record in Plat Book 5200, Page 709, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James C. Slemp, as Trustee of the James C. Slemp and Doris L. Shockley 2010 Revocable Trust, as his sole and separate property, by Quit Claim Deed from James C. Slemp Sr., dated 12/06/2010, recorded 05/27/2011 of record in Instrument Number 20110527-0040785; and also being the same property conveyed to James C. Slemp Sr., by Quit Claim Deed from James C. Slemp Sr. and Sarita L. Slemp, dated 09/08/2000, recorded 12/27/2000 of record in Instrument Number 20001227-0126084; and further being the same property conveyed to James C. Slemp, Sr. and Sarita L. Slemp, by Cash Deed from Andrew M. Cuomo, Secretary of Housing and Urban Development, of Washington D.C., dated 12/29/1999, recorded 12/30/1999 of record in Instrument Number 199912300309177, in the Register's Office for Davidson County, Tennessee.

Rights or claims of parties in possession not shown by the public records. Easements, or claims of easements, not shown by the public records. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises. Any lien, or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law and not shown by the public records. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed. Restrictions upon the use of the premises not

appearing in the chain of title to the land. Taxes for 2016 and subsequent years, a lien not yet due and payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1702 Lawncrest Drive, Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his heirs and/or 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), his heirs and/or 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 my hand this 18 day of May, 2016

JAMES C. SLEMP AND DORIS L. SHOCKLEY,
TRUSTEES OF THE JAMES C. SLEMP AND DORIS L.
SHOCKLEY 2010 REVOCABLE TRUST

James C. Slemp
James C. Slemp, Trustee

Doris L. Shockley, Trustee

State of CALIFORNIA
County of See attached

Personally appeared before me, a notary public in and for the state and county aforementioned, James C. Slemp and Doris L. Shockley with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be Trustees of James C. Slemp and Doris L. Shockley, Trustees of The James C. Slemp and Doris L. Shockley 2010 Revocable Trust and that they as such Trustees executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by themselves as Trustees.

WITNESS my hand and seal this _____ day of _____, _____.

Notary Public _____
My Commission Expires: _____

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

See Attached California
All-Purpose Acknowledgement

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of yolo)

On May 18,2016 before me, Avisha Chandra,Notary Public
(insert name and title of the officer)

personally appeared James C. Clemp and Doris L. Shockley,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he/she~~/they executed the same in ~~his/her~~/their authorized capacity(ies), and that by ~~his/her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

AVISHA CHANDRA
COMM. #2026083
NOTARY PUBLIC-CALIFORNIA
SOLANO COUNTY
My Comm. Expires JUN. 14, 2017

Signature Chandra (Seal)

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: _____

Notary's Seal (if on paper)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).