WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160058860 DEEDWARR
Recvd: 07/11/16 12:25 2 pgs
Fees: 13.00 Taxes: 527.71
20160711-0070667

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,625.00

Tori Chase
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of July, 2016

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Jackson Pan and Chingya Jessica Weng	NEW OWNER	052 13 0B 027.00 CO
(NAME) 1212 Laurel Street Unit 2008	(NAME) 1212 Laurel St. Unit 2008	
(ADDRESS) Nashville, TN 37203	(ADDRESS) Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Forty-Two Thousand Six Hundred Twenty-Five And No/100 Dollars ($142,625.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **David Charles Kempton and wife, Kathryn Kempton f/k/a Kathryn Purifoy**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jackson Pan and Chingya Jessica Weng, 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 Unit No. 74 as created and established by the Master Deed and By-Laws for River Glen, a Horizontal Property Regime, of record in Book 7566, Page 571, Registers' Office for Davidson County, Tennessee, and as shown and described on the Plan for River Glen, Phase II-B of record in Book 6900, Page 819, Register's Office for Davidson County, Tennessee, submitted to said Master Deed and By-Laws by instrument of record in Book 7724, Page 293, said Register's Office, to all of which reference is here made for a more complete description, together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed and By-Laws, as may be from time to time amended as provided therein.

Being the same property conveyed to David Charles Kempton and Kathryn Purifoy, husband and wife by Warranty Deed from Brandon Talbot Wray and Kelly Elizabeth Schuerman n/k/a Kelly Elizabeth Wray dated December 04, 2013 and recorded January 02, 2014 as Instrument No. 20140102-0000234, in said Register's Office for Davidson County, Tennessee.

Kathryn Kempton and Kathryn Purifoy referenced in this instrument being one and the same.

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This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2526 Sonar Street, Nashville, TN 37214

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, has 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 7th day of July, 2016.

David Charles Kempton

Kathryn Kempton

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named David Charles Kempton and Kathryn Kempton, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of July, 2016.

Notary Public

My Commission Expires: 3/6/18

(SEAL)

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: FRN-164028SSO