NEW OWNER:

Frederick Kemph
Nancy Kemph
Alison Kemph
1049 Willeo Ct
Marietta, GA 30068

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 16-0641

Map 131, Group 02-0-A, Parcel 020.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20160072607 DEEDWARR
Recvd: 08/19/16 12:35 3 pgs
Fees:18.00 Taxes:740.00
20160819-0086945

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Thousand and 00/100 Dollars ($200,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **PAMELA CARTER and husband, FRANK A. BASSETT** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **FREDERICK KEMPH AND NANCY KEMPH, HUSBAND AND WIFE AND ALISON KEMPH, A SINGLE WOMAN,** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. E-1, Hobbs House Apartments, Condominium Apartment of a Planned Unit Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Master Deed establishing a Horizontal Property Regime of record in Record Book 5289, Page 515 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the

regime and buildings thereof; said Unit being depicted in Plat Book 4595, Page 74 and amended in Book 5200, Page 54, to said Master Deed ; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

BEING the same property conveyed to Pamela Carter, a single person, by Warranty Deed from Rita Hamlet, an unmarried person, Billy J. Hamlet and wife, Zettie M. Hamlet, dated February 28, 2003, and of record in Instrument No. 20030306-0029877, Register's Office for Davidson County, Tennessee. Frank A. Bassett joins in this conveyance for any martial interest he may have in said property.

This is IMPROVED property known as 2116 Hobbs Road Unit E-1, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 12th day of **August, 2016**.

Pamela Carter
PAMELA CARTER

FRANK A. BASSETT

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, PAMELA CARTER AND FRANK A. BASSETT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 12th day of **August, 2016**.

LISA P. CHANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
NOTARY PUBLIC

My commission expires: 02-13-17

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The actual consideration or value, whichever is greater, for this transfer is $ 200,000.00 .

Frederick Kemph

AFFIANT

Sworn to and subscribed to before me this 12th day of **August, 2016.**

LISA P. CHANEY
STATE OF TENNESSEE NOTARY PUBLIC
NOTARY PUBLIC
WILSON COUNTY

My commission expires: 02-13-17