THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 161110017** J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $176,000.00. Affiant Subscribed and sworn to before me, this 19th day of January, 2017. Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner: Richard E. Norvell and Stacie Phineas 8450 Central Pike Mt. Juliet, TN 37122	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 096-10-0-039.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tennessee Baptist Foundation, Trustee** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Richard E. Norvell and Stacie Phineas, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 235, as shown on the map entitled Clover Hill, Section 6, of record in Book 2133, page 89, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to WILLIAM D. KEMP AND WIFE, MILDRED A. KEMP, by deed from LEONARD C. BECKER AND WIFE, EMMALENE R. BECKER, of record in Book 3533, page 361 , dated April 10, 1963 , said Register's Office. The said William D. Kemp having since died on or about December 21, 2012 leaving Mildred A. Kemp surviving tenant by the entirety. The said Mildred A. Kemp having since died testate on or about May 20, 2015 leaving said property to TENNESSEE BAPTIST FOUNDATION, TRUSTEE OF THE KEMP FAMILY TRUST , pursuant to the will of record in the Seventh Circuit Probate Court of Davidson County, Nashville, Tennessee, Docket No. 15P-1469.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 096-10-0-039.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Book 2133, page 89, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20170006371 DEEDWARR
Recvd: 01/23/17 13:27 2 pgs
Fees:13.00 Taxes:651.20
20170123-0007173

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6262, page 113, said Register's Office.

This is improved property located at 602 Colfax Drive Nashville TN 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Grantor is signing in its fiduciary capacity only and not in its corporate capacity.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of January, 2017.

Tennessee Baptist Foundation, Trustee of The Kemp Family Testamentary Trust

By: Christopher L. Kelly, Authorized Officer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christopher L. Kelly, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Authorized Officer of Tennessee Baptist Foundation which is the trustee of the Kemp Family Testamentary Trust the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 19th day of January, 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018