Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20170007344 DEEDWARR
Recvd: 01/25/17 14:29 2 pgs
Fees:13.00 Taxes:466.57
20170125-0008298

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $126,100.00.

Affiant

Subscribed and sworn to before me, this 23 day of January, 2017.

Notary Public
My commission expires:

SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-11-2017

06-1701-76629

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
TN Rental Houses, LLC	1000 Sutton Hill Road	094-16-0-012.00
305 Spence Circle	Nashville, TN 37204	
Nashville TN 37210		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Scott Kemp, a married person**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **TN Rental Houses, LLC, a Tennessee limited liability company**, hereinafter called the Grantees, their successors 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 Lot No. 10, on the Plan of Spence Circle, of record in Book 1424, Page 62, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Scott Kemp, a married person by deed from Tracy R. Patterson, unmarried, dated February 12, 2004, recorded February 13, 2004, of record in Instrument No. 20040213-0017720, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Terri R. Kemp, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

This property is improved property known as 305 Spence Circle, Nashville, TN 37210.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 20th day of January, 2017.

Scott Kemp

Terri R. Kemp

STATE OF GA
COUNTY OF DEKALB

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Scott Kemp and Terri R. Kemp**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Norcross, GA, this 20th day of January, 2017.

Notary Public
State of GA

My Commission expires: 3/12/18

BRENDA CONKLE
NOTARY PUBLIC
DeKalb County
State of Georgia
My Comm. Expires March 12, 2018