

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$229,900.00** (Two Hundred Twenty Nine Thousand Nine Hundred).

Jodd Richards
AFFIANT

Subscribed to and sworn before me this 20th day of April, 2017.

NOTARY PUBLIC MY COMMISSION EXPIRES: 5/8/18 (NOTARY SEAL)

Davidson County DEEDWARR
Recvd: 04/26/17 08:45 3 pgs
Fees:18.00 Taxes:850.63
20170426-0040723

THIS INSTRUMENT PREPARED BY
~~**AND PLEASE RETURN TO:**~~

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

RETURN TO:
Main Street Title & Ins
2231 N. Mt. Juliet Rd, #203
Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Cheri A. Tapp 2212 Pittswood Drive Nashville, TN 37214	NEW OWNER	09511008800

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOSHUA C. KEMP AND SPOUSE, STEPHANIE W. KEMP,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **CHERI A. TAPP, UNMARRIED WOMAN,** HEREINAFTER CALLED THE **GRANTEE(S),** 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 Lot 30, Cloverdale, as shown on Plat of record in Plat Book 2133, Page 9, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Joshua C. Kemp and spouse, Stephanie W. Kemp by Warranty Deed from Rebecca Avrit n/k/a/ Rebecca A. Batson and Daniel H. Batson of record in Instrument No. 20080502-0045369, dated April 30, 2008 and recorded May 2, 2008, Register's Office for Davidson County, Tennessee.

Being also known as 2212 Pittswood Drive, Nashville, Tennessee 37214.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **2212 PITTSWOOD DRIVE** **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 GRANTEE(S), their heirs and 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), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this 20th day of April, 2017

Joshua C. Kemp

Stephanie W. Kemp

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 20th day of April, 2017, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Joshua C. Kemp and Stephanie W. Kemp** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 20th day of April, 2017.

Notary Public

Commission Expires: _____

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020

LTSR Number:

GTE File: 2017044546

True Copy Certification

I Lauren Buttrey, do hereby make oath that I am 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.

Lauren Buttrey
Signature

State of TN

County of Wilson

Personally appeared before me, Ed Tignor, a notary public for this county and state, Lauren Buttrey who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ed Tignor
Notary's Signature

My Commission Expires: 5/8/18
Notary' Seal (if on paper)

