BILL GARRETT, Davidson County
Trans:T20170051486 DEEDWARR
Recvd: 06/16/17 09:27 2 pgs
Fees:13.00 Taxes:851.00
20170616-0060482

Warranty Deed

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 $230,000.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of June, 2017.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Adam Kelly	new owner	
804 Oak Street		061-14-0-108.00
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **NELSON A. KEMPF, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ADAM KELLY, UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 No. 2 on the Plan of Baxter Heights subdivision of record in Plat Book 2083, Page 94, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 2 fronts 100 feet on tie Southerly side of Oak street and runs back 154.06 feet on the westerly line and 154.56 feet on the Easterly line to a dead line in the rear measuring 100 fee thereon.

Being the same property conveyed to Nelson A. Kempf, unmarried by Warranty deed from Lena H. Warner and husband Winfred Warner, Michael D. Warner, single of record in Instrument No. 20130208-0013229 Register's Office for Davidson County, Tennessee, dated January 25, 2013 and recorded on February 08, 2013.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 804 Oak Street, Nashville, TN 37216.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further

covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2nd day of June, 2017.

Nelson A. Kempf

Nelson A. Kempf

STATE OF OREGON
COUNTY OF Multnomah

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Nelson A. Kempf, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 1st day of June, 2017.

Notary Public

My Commission Expires: 7/28/20

OFFICIAL STAMP
JENNY K TUCK
NOTARY PUBLIC-OREGON
COMMISSION NO. 952967
MY COMMISSION EXPIRES JULY 28, 2020