Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $134,000.00

Affiant

Subscribed and sworn to before me, this 25th day of July, 2017.

Notary Public
My commission expires: 1-24-21

STATE OF TENNESSEE NOTARY PUBLIC
JONATHON TRISTON JACOBS COUNTY OF RUTHERFORD

Address of New Owner:	Send Tax Bills to:	Tax Information
TERRY L. KEMP 481 Clearwater Drive Nashville, TN 37217	Same	150-01-0-193.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Cynthia Lynn Walden, n/k/a Cynthia Lynn Ursery and Marion Kimbrough Smith, n/k/a Marion Kimbrough Maxwell,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **TERRY L. KEMP, married,** 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:

Land in Davidson County, Tennessee, being Lot(s) 159, as shown on the map entitled the Plan of Edge-O-Lake, Section VIII, of record in Plat Book 3700, page 101, 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 MARION K. SMITH, by deed from CHARLES D. WHORLEY AND WIFE, DOROTHY W. WHORLEY, of record in Book 4373, page 507, dated October 16, 1969, said Register's Office. The said Marion K. Smith a/k/a Marion Kimbrough Krantz having since died on or about December 4, 2016 leaving said property to CYNTHIA LYNN WALDEN AND MARION KIMBROUGH SMITH pursuant to her will of record in the Seventh Circuit Court Probate Division for Davidson County, Tennessee, Docket No. 17P273.

Cynthia Lynn Walden is now known as Cynthia Lynn Ursery and Marion Kimbrough Smith is now known as Marion Kimbrough Maxwell.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as **481 Clearwater Drive, Nashville, TN 37217.**

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307, or other similar statute.

This conveyance is subject to the following: (1) Matters shown on the Plan of record in Plat Book 3700, Page 101; (2) Restrictive Covenants contained in instrument of record in Book 4076, Page 565; All of record in the Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans: T20170064417 DEEDWARR
Recvd: 07/27/17 10:06 2 pgs
Fees: 13.00 Taxes: 495.80
20170727-0076035

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 the 25th day of July, 2017.

Cynthia Lynn Ursery

Cynthia Lynn Ursery

Marion Kimbrough Maxwell

Marion Kimbrough Maxwell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Cynthia Lynn Ursery and Marion Kimbrough Maxwell,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 25th day of July, 2017.

1-24-21

Notary Public

My Commission expires: 1-24-21

FILE NO: 2017055225

JONATHON TRISTON JACOBS
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF RUTHERFORD