Bill Garrett Davidson County
Batch# 5220 DEEDWARR
09/27/2017 10:33:08 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50
20170927-0098833

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-1595

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

KAYLA R. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC MACON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 21st day of September, 2017

Notary Public
Commission Expires: 11-20-19

Address of New Owner	Send Tax Bills To:	Map & Parcel
Joshua C. Kemp 6816 Highland Park Drive Nashville, TN 37205	new owners	129-15-0-084.00

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,

Dana W. Good, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joshua C. Kemp and Stephanie Whitley Kemp, husband and wife and Don A. Whitley, married

HEREINAFTER CALLED THE GRANTEES, 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. 8 on the Plan of Section 1, West Meade Highlands, of record in Plat Book 3700, Page (s) 69 and 70, 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. 8 fronts 121.0 feet on the Southeasterly margin of Highland Park Drive and extends back 176.0 feet on the Northeasterly line and 150.0 feet on the Southwesterly line to a dead line in the rear, measuring 80.80 feet thereon.

Being the same property conveyed to Dana W. Good by Warranty deed from Charles A. Hostettler Jr. and spouse, Amy H. Hostettler of record in Instrument No. 20030310-0031257 Register's Office for Davidson County, Tennessee, dated February 25, 2003 and recorded on March 10, 2003. Jody Good hereby joins in this conveyance to convey any marital interest he may have had in the subject property as the spouse of Dana W. Good.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 6816 Highland Park Drive, Nashville, TN 37205.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: w-PC-17-6816

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 and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 21st day of September, 2017.

Dana W. Good

Jody Good

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Dana W. Good and Jody Good** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 21st day of September, 2017.

Notary Public
My Commission Expires: 1-13-20

(Notary Seal)

