WARRANTY DEED

Bill Garrett Davidson County
Batch# 5614 DEEDWARR
09/28/2017 11:20:18 AM 2 pgs
Fees: $13.00 Taxes: $555.00

20170928-0099367

MARY ANNE HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-29-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Darlene E. Smiley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th day of September, 2017

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Darlene E. Smiley, a single woman	Lending Hand Mortgage, LLC	150 10 0 221.00
(NAME)	(NAME)	
3312 Forest Breeze Drive	116 E. Cedar Street	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013-5429	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20172646

For and 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, Michael J. Kemp and Thomas E. Kemp, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Darlene E. Smiley, a single woman, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 64 on the Plan of Jamestown Estates, Section II, of record in Plat book 6900, page 865, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Betty J. Kemp, unmarried by Warranty Deed from Victory Builders, Inc. dated August 14, 1991 and filed of record in Book 8421, page 225, Register's Office for Davidson County, Tennessee. The said Betty J. Kemp is now deceased, having deed on or about June 14, 1999, survived by two sons, Michael J. Kemp and Thomas E. Kemp. (See copy of unprobated Last Will and Testament of record in Instrument 20001019-0103683, Register's Office for Davidson County, Tennessee) Further see recorded Affidavit of Heirship in Instrument No. 20170928-0099366, said Register's office.

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Book 7476, page 643, Book 7502, page 11, book 7861, page 420, and Book 8149, page 337, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 3312 Forest Breeze Drive, Antioch, TN 37013-5429
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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, my 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 used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 26th day of September, 2017

Michael J. Kemp

Thomas E. Kemp

STATE OF Tennessee)
County OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Michael J. Kemp and Thomas E. Kemp, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th of September, 2017.

Notary Public
My Commission Expires:

