Bill Garrett Davidson County
Batch# 27689 DEEDWARR
11/20/2017 11:04:11 AM 2 pgs
Fees: $13.00 Taxes: $1,332.00
20171120-0118764

RESERVED FOR RECORDING STAMP	STATE OF TENNESSEE COUNTY OF DAVIDSON
JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY	The actual consideration or value, whichever is greater, for this transfer is $360,000.00 Affiant Subscribed and sworn to before me, this the 15th day of November, 2017. Notary Public My commission expires: 12/1/2020

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Tyler Kemmerer	Farmington Mortgage	Map 161-06-0 Parcel 053.00
5151 Ashley Dr.	2002 Richard Jones Rd Ste 300A	
Nashville, TN 37211	Nashville, TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jose R. Nuffio, married**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tyler Kemmerer and Rebecca Kemmerer, husband and wife

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. 105 on the Plan of Huntington Park, Section One, of record in Plat Book 4175, Page 10, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jose R. Nuffio by Warranty Deed from Edward W. Campbell, Jr. and Karen L. Campbell, of record in Instrument No. 20170424-0039841, Register's Office for Davidson County, Tennessee, dated April 14, 2017 and recorded on April 24, 2017.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

**Grantor represents and warrants that the property is not now and never has been the marital residence. Therefore, the grantor's spouse has not acquired any interest in the property.

This is improved (__X__) unimproved (____) property known as 5151 Ashley Dr., Nashville, TN 37211.

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. 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/OUR HANDS EFFECTIVE AS OF November 15, 2017:

Jose R. Nuffio

STATE OF TENNESSEE	)	**INDIVIDUAL**
	)	**ACKNOWLEDGEMENT**
COUNTY OF DAVIDSON	)	

Personally appeared before me, a Notary Public of said County and State, Jose R. Nuffio, the within named Grantor(s), 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, at office, this the 15th day of November, 2017.

My Commission Expires: 3/10/2019

Notary Public

20171630R

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY