WHEN RECORDED RETURN TO
~~Midtown Title, LLC~~
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-17-1109

WARRANTY DEED

Bill Garrett Davidson County
Batch# 38683 DEEDWARR
12/18/2017 10:35:18 AM 2 pgs
Fees: $13.00 Taxes: $1,091.50

20171218-0128514

P-BHHS-17-303

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 11-3-20

(AFFIX SEAL)

DAVIDSON COUNTY JESSICA SCELLE NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Adam S. Barber and Shannon Barber	Bank of America, N.A	
(NAME)	(NAME)	
303 46th Ave. N	4500 Amon Carter Blvd DOC PROC: TX2-979-01-19	091-16-0-091.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Ft. Worth, TX 76155	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **WALLY KEMP, UNMARRIED, AND ANTHONY GARRETT, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ADAM S. BARBER AND SHANNON BARBER, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee being a part of Lot No. 501 and 5 feet of the East side of Lot No. 503 of Block 23 in Charlotte Park 1st addition to Nashville, a Plan of which is recorded in Book No. 57, Page 103 in the Register's Office for Davidson County, Tennessee.

Beginning at a point on the Southwest corner of an alley between Nevada Avenue and Elkins Avenue, the Southerly 90 feet to a dead line; thence along said dead line Westwardly 65 feet to a point; thence 90 feet to the alley; thence along the Southerly margin of said alley 65 feet to the point of beginning.

Being the same property conveyed to Jad A. Duncan, Trustee by Quitclaim Deed from Clarice T. Merryman, of record in Instrument No. 20100720-0056760, Register's Office for Davidson County, Tennessee, dated July 02, 2010, and recorded on July 20, 2010 and within the same deed the said Jad A. Duncan, Trustee conveyed his interest in the subject property to Clarice T. Merryman, widowed, Phyllis M. Breedlove and W. L. Breedlove, a married couple, as tenants with rights of survivorship.

Being a portion of the same property conveyed to Wally Kemp, unmarried, and Anthony Garrett, unmarried, as tenants in common by Warranty Deed from Clarice T. Merryman, and Phyllis M. Breedlove and W. L. Breedlove, a married couple of record in Instrument No. 20170316-0025779 Register's Office for Davidson County, Tennessee, dated March 13, 2017 and recorded on March 16, 2017.

**For the purpose of this conveyance, this property was not the borrower's primary residence.

This conveyance is subject to:
- Taxes for 2018 and subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 103, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **303 46th Ave. N, Nashville, Tennessee 37209**.

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 hand(s) this the 11 DAY OF DECEMBER, 2017.

Wally Kemp

Anthony Garrett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WALLY 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 he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of December, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 11th of December, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212