WARRANTY DEED

Bill Garrett Davidson County
Batch# 41465 DEEDWARR
12/27/2017 11:13:26 AM 2 pgs
Fees: $13.00 Taxes: $962.00

20171227-0131131

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Melissa Jansen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22nd DAY OF December, 2017.

Stephanie Dome
Notary Public

MY COMMISSION EXPIRES: 7-5-2021
(AFFIX SEAL)

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 7-5-2021

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Todd A. Williams and Andrea L. Williams	New Owner	
905 Neartop Dr. ~~7443 Bridle Dr~~ (NAME)	(NAME)	142-02-0-145.00
(ADDRESS)	(ADDRESS)	
Nashville, TN ~~37221~~ 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **JERRY DONALD KEMP AND ANNIE JO KEMP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TODD A. WILLIAMS AND ANDREA L. WILLIAMS, HUSBAND AND WIFE**, 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. 175 on the Plan of Cross Timbers, Section 4, of record in Plat Book 4175, Page 54, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed by Warranty Deed from Stephen H. Landy and wife, Karen C. Landy to Annie Jo Kemp as recorded on the 9th day of June, 1986 in Deed Book 6880, Page 947, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed by Quitclaim Deed from Annie Jo Kemp to Jerry Donald Kemp, Annie Jo Kemp, & William Brady Rich as recorded on the 27th day of May, 2014 in Instrument No. 20140527-0045135, said Register's Office.

Being the same property conveyed by Quitclaim Deed from William Brady Rich to Jerry Donald Kemp & Annie Jo Kemp as recorded on the 9th day of September, 2016 in Instrument No. 20160909-0095020, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 7443 Bridle Dr, Nashville, TN 37221
(House Number) (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 we do 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 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 22 day of December, 2017

Jerry Donald Kemp
JERRY DONALD KEMP

Annie Jo Kemp
ANNIE JO KEMP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jerry Donald Kemp and Annie Jo Kemp, the bargainors, 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 Nashville, Tennessee this 22 day of December, 2017.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 8, 2021

Notary Public