Bill Garrett Davidson County
Batch# 84933 DEEDWARR
04/26/2018 02:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,028.60
20180426-0039465

Prepared by & Return to:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
528 N. Walnut Street
Murfreesboro, TN 37130
File No.0263-18

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $278,000.00

ANNA E. ROWLAND STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th day of April, 2018

Notary Public
My Commission Expires: 8/18/18

Address of New Owner	Send Tax Bills To:	
Edward Kemp 908 Harpeth Bend Drive Nashville, TN 37221	Same	Map/parcel: 156-6-11-9D-28797

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

Kimberly A. King

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

Edward Kemp and Monica Kemp, Husband and Wife

HEREINAFTER CALLED THE GRANTEE(S), their HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE DESCRIBED AS FOLLOWS, TO WIT:

LAND lying in Davidson County, Tennessee and being more particularly described as follows, to wit:

LAND in Davidson County, Tennessee, being all of Lot No. 753, on the final plan of Harpeth Woods, Section Two, according to survey and plat of same appearing of record in Plat Book 5200, Page 280, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

BEING the same property conveyed to Kimberly A King, by Warranty Deed from Kimberly A King, Executrix of the Estate of Susan Marie Larose, dated January 25, 2018, and recorded February 2, 2018, in Instrument Number 20180202-0010691, Register's Office for Davidson County, Tennessee. This property was investment property (Inherited), and never the primary residence of the Grantor.

Charles David King, joins herein soley for the purpose of consenting to this Warranty Deed and releasing and conveying any and all rights, title and interest he may have in the property, whether arising by virtue of marriage or otherwise.

BEING the same property conveyed to Susan M. Larose, by Warranty Deed from Richard D. Raessler et ux, Leah N. Raessler, dated February 27, 1986, and recorded in Book 6793, page 24, Register's Office for Davidson County, Tennessee.

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 prorated as of the date of closing and assumed by the Grantee(s) here.

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

This is improved property known as: 908 Harpeth Bend Drive Nashville, TN, 37221

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), her heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the 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 25th day of April, 2018.

Kimberly A. King

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within Kimberly A. King, 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 (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 25th day of April, 2018

Notary Public

My Commission Expires: 1/24/21

TAREE L RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

