Bill Garrett Davidson County
Batch# 91310 DEEDQC
05/14/2018 08:44:55 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180514-0045595

This instrument prepared by:
Julie Cornell
J. Randall Hooper
Hooper, Zinn & McNamee, PLLC
109 Westpark Drive, Suite 300
Brentwood, TN 37027

Record and return to:
Same as preparer

Address of New Owner:
Christopher M. Kemper, Trustee
Linnea A. Kemper, Trustee
1407 Hemlock Avenue
Nashville, TN 37216

Send Tax Bills to:
New Owner

Map/Parcel:
062-13-0-076.00

QUITCLAIM DEED TO TRUSTEE

For good and valuable consideration, receipt of which is hereby acknowledged, **Christopher M. Kemper and Linnea A. Kemper, Husband and Wife**, hereinafter Grantors, have bargained and sold, and by these presents does quitclaim, transfer and convey unto **Christopher M. Kemper and Linnéa A. Kemper**, Trustees of the Kemper Trust dated May 10, 2018, hereinafter Grantees, their successors and assigns, all of Grantors' right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 13 and the westerly 50.0 feet of Lot No. 20 on the Map of George I. Waddey's Subdivision called "River Bluff" as of record in Book 843, Page 101, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 13 fronts 100.0 feet on the easterly side of Hemlock Avenue and together with part of Lot No. 20 runs back between parallel lines 250.0 feet to a dead line.
>
> Being the same property conveyed to Christopher M. Kemper and Linnea A. Kemper, Husband and Wife, by deed from Gerald W. Sims and wife, Elizabeth W. Sims, of record in Instrument Number 20150414-0032741, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to taxes for the current year and subsequent years and all easements, restrictions, covenants, liens, encumbrances and other matters of record.

This is improved property, known as 1407 Hemlock Avenue, Nashville, Tennessee.

Grantees, as Trustees, shall have the power and authority to protect, conserve, sell, lease, encumber or otherwise manage and dispose of the real property described above. The property and its proceeds shall have the same immunity from the claims of Grantors' separate creditors as would exist if Grantors had continued to hold the property or its proceeds as tenants by the entirety. Tenn. Code Ann. § 35-15-510 applies to the property and its proceeds.

Deed prepared based on information and documents provided by the parties. No title examination has been performed by the attorney preparing this document. 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 10 day of MAY, 2018.

Christopher M. Kemper, Grantor

Linnea A. Kemper, Grantor

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned Notary Public, the within named Grantors, Christopher M. Kemper and Linnea A. Kemper, husband and wife, with whom I am personally acquainted and who upon oath acknowledged that they executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of May, 2018.

Allison Jeanne
Notary Public
My Commission Expires: 09/07/2021

ALLISON THORBURN
STATE OF TENNESSEE NOTARY PUBLIC
MY COMM. EXP. SEPT. 7, 2021
DAVIDSON COUNTY

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $0.00. The purpose of this transaction is to transfer the subject property to a revocable living trust.

Christopher M. Kemper, Grantee

Subscribed and sworn to before me this 10 day of MAY, 2018.

Allison Jeanne
Notary Public

My Commission Expires: 09/07/2021

ALLISON THORBURN
STATE OF TENNESSEE NOTARY PUBLIC
MY COMM. EXP. SEPT. 7, 2021
DAVIDSON COUNTY