Bill Garrett Davidson County
Batch# 124832 DEEDWARR
08/06/2018 11:18:24 AM 2 pgs
Fees: $13.00 Taxes: $1,265.40
20180806-0076950

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $342,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of August 2018.

Notary Public
My commission expires: 1-21-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address of New Owner:	Send Tax Bills to:	Tax Information
Caleb A. Shrum	Churchill Mortgage	119-06-0-005.00
105 Peachtree Street	761 Old Hickory Blvd., Suite 400	
Nashville, TN 37210	Brentwood, TN 37027	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mark E. Edwards a single man, and Terry L. Kemp, a married man,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Caleb A. Shrum,** 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:

Land in Davidson County, Tennessee, being Lot No. 108 and the westerly 4.3 feet of Lot 109 on the Plan of Lots 3 and 4 and a part of Lots 5 and 6 in Cumberland Nurseries of record in Plat Book 332, Page 148, Register's Office for Davidson County, Tennessee.

Said Lot No. 108 and the westerly 4.3 feet of Lot No. 109 front together 54.3 feet on the southerly side of Peachtree Street and run back between parallel lines, 152 feet on the west line and 151 feet, more or less, and the east line to an alley on which it shows 54.3 feet.

Being the same property conveyed to Mark E. Edwards, a single man and Terry L. Kemp, a married man, from Ronnie E. Nease, married, by Warranty Deed and recorded on July 20, 2015 of record Instrument Number 20150720-0070498, Registers Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as **105 Peachtree Street, Nashville, TN 37210.**

This conveyance is subject to the following: (1) Matters shown on the Plan of record in Plat Book 332, Page 148, said Register's Office.

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 2nd day of August, 2018.

Mark E. Edwards

Terry L. Kemp

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mark E. Edwards and Terry L. Kemp,** the bargainor(s), 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 Brentwood, Tennessee, this the 2nd day of August, 2018.

Notary Public

My Commission expires: 1-24-21

FILE NO: 2018075917

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD