Karen Y Johnson Davidson County
Batch# 138142 DEEDWARR
09/10/2018 08:31:24 AM 2 pgs
Fees: $13.00 Taxes: $1,034.15
20180910-0089122

Return to:
Southern Land Title & Escrow, Inc.
P O BOX 217
Nolensville, TN 37135

#1648

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Carolann Rivera	(NEW OWNER)	Map 172-15-0A-
204 Holt Hills Road		Parcel 048.00CO
Nashville, TN 37211		

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 9227 Sam Donald Court, Ste B, Nolensville, TN 37135.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Shannon M. Kemp, unmarried,** (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto **Carolann Rivera,** (The "Grantee"), her heir and assigns, to certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 93, on the Plan of SECTION FIVE, HOLT WOODS of record in Plat Book 9700, page 10, aid Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Shannon M. Kemp, a single person by warranty deed dated May 26, 2006 from Wendy Ann Vallely of record in Instrument No. 20060605-0065945, said Register's Office.

This is the same legal used in previous deed of record.

This conveyance is subject to the following:

1. 2018 Taxes, not yet due and payable and assumed by Grantees.
2. Easement agreements of record in Book 5707, page 706 and in Book 5720, page 183, said Register's Office.
3. Restrictions of record in Book 9570, page 22, Book 9745, pages 39 and 41, Book 9933, pages 151 and 153, Book 10062, page 821, Book 10256, pages 504 and 506, Book 10258, page 142, Book 10469, page 57 and in Book 10800, page 1575, said Register's Office.
4. By-Laws, Charter and Open Space of record in Book 9570, page 13, Book 9570, page 5 and in Instrument No. 20020807-0095356, said Register's Office.
5. Any and all matters appearing on the plan of record in Plat Book 9700, page 10, said Register's Office.

This is improved property commonly known as **204 Holt Hills Road, Nashville, TN 37211.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $279,500.00.

Affiant

Subscribed and sworn to before me this 6th day of September, 2018.

Notary public:
My commission expires: 11/21/2018

JUDY PAINTER-ROSE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 6th day of September, 2018.

SHANNON M. 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 **SHANNON M. KEMP** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged SHE executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this 6th day of September, 2018.

Notary Public
My Commission Expires: 11/21/2018

JUDY PAINTER-ROSE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY