Karen Y Johnson Davidson County
Batch# 142640 DEEDWARR
09/19/2018 10:12:30 AM 3 pgs
Fees: $18.00 Taxes: $971.25
20180919-0092808

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $262,500.00

Affiant

Subscribed and sworn to before me, this 17th day of September, 2018.

Notary Public
My commission expires: 5/5/20

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Address of New Owner:	Send Tax Bills to:	Tax Information
Jerry Wimberly PO Box 110121 Nashville, TN 37222	First Advantage Bank 1430 Madison Street Clarksville, TN 37040	134-13-0-180.00

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, **Samuel R. Elam, an unmarried man, and Terry L. Kemp, a married man, Tenants in Common** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Jerry Wimberly, unmarried,** 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, Being Lot No. 248 on the Plan of Kenilworth Estates, Section 4, of record in Book 3300, pages 34 thru 36, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Samuel R. Elam, unmarried, by Warranty Deed from Security Financial & Mortgage Corporation dated May 4, 1989 of record in Book 7838, page 368, Register's Office for Davidson County, Tennessee. The same Samuel R. Elam, unmarried, conveyed the same property to Samuel R. Elam and Terry L. Kemp, tenants in common, by Quitclaim Deed dated July 31, 1990 of record in Book 8167, page 662, Register's 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.

Grantors represent and warrant that the property conveyed herein is not marital property and that neither Grantor or Grantors' spouses have ever resided at the property.

This property is improved property known as 237 Eisenhower Drive, Nashville, TN 37211

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 17th day of September, 2018.

Samuel R. Elam

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 **Samuel R. Elam 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 17th day of September, 2018.

Notary Public

My Commission expires: 7-6-2020

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 6, 2020

FILE NO: 2018075931

True Copy Certification

I, Anita Lester, 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 DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.