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

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $152,500.00

Affiant

Subscribed and sworn to before me, this 3rd day of October, 2018.

Notary Public
My commission expires: 1-24-21

Address of New Owner:	Send Tax Bills to:	Tax Information
Terry L. Kemp 55 Valeria St. Nashville, TN 37210	Same	119-06-0-118.00

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, **Michael Dietrich and Paige Dietrich,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Terry L. Kemp,** 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:

Being Lot No. 198 on the Plan of Sterling Heights, Section Five, as of record in Plat Book 1835, page 37, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michael Dietrich and Terry Holleman by Special Warranty Deed from Wells Fargo Bank, N.A. dated September 29, 2005 of record as Instrument No. 20051003-0118309, Register's Office for Davidson County, Tennessee. The same property conveyed to Michael Dietrich and wife, Paige Dietrich, and Terry Holleman and wife, Debra Holleman by Quitclaim Deed from Michael Dietrich and Terry Holleman dated October 24, 2005 of record as Instrument No. 20051025-0128514, Register's Office for Davidson County, Tennessee.

The same property conveyed to Michael Dietrich and wife, Paige Dietrich, by Quitclaim Deed from Terry Holleman dated July 13, 2012 of record as Instrument No. 20120717-0062871, 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.

This property is improved property known as 55 Valeria St., Nashville, TN 37210

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.

Karen Y Johnson Davidson County
Batch# 149787 DEEDWARR
10/08/2018 10:29:08 AM 2 pgs
Fees: $13.00 Taxes: $564.25
20181008-0099520

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 3rd day of October, 2018.

Michael Dietrich

Paige Dietrich

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 **Michael Dietrich and Paige Dietrich,** 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 3rd day of October, 2018.

Notary Public

My Commission expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

FILE NO: 2018035785