WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 154781 DEEDWARR
10/29/2018 01:10:41 PM 2 pgs
Fees: $13.00 Taxes: $970.32

20181029-0106879

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,250.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/24/2019
(AFFIX SEAL)

ROBIN S. EDWARDS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Drive, 400, Franklin, TN 37067

File No.: 18-CD-608

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Amy Binu Thomas	Amy Binu Thomas	161 06 0 A 057.00 CO
(NAME) 1023 Ashmore Drive	(NAME) 1023 Ashmore Drive	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Sixty-Two Thousand Two Hundred Fifty And No/100 Dollars ($262,250.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, STEVEN DAVID KEMP AND TRISHA J ALLEN, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO AMY BINU THOMAS, A SINGLE WOMAN, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 57, on the plan of Oakhill Townhomes, Phase 2, Lot 2, as shown as Exhibit "A-1" to the Declaration of Protective Covenants, Conditions and Restrictions and Easements for Oakhill Townhomes of record as Instrument No. 20080325-0030014, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Steven David Kemp and Trisha J. Allen, joint tenants with rights of surviorship, by Quitclaim Deed, from Steven David Kemp and Trisha J. Allen, dated December 12, 2017, recorded January 11, 2018, of record in Instrument No. 20180111-0003691, in the Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to Steven David Kemp and Trisha J. Allen, by Quitclaim Deed, from Steven David Kemp, dated June 8, 2012, recorded July 9, 2012, of record in Instrument No. 20120709-0060104, in the Register's Office for Davidson County, Tennessee.

Further previously being the same property conveyed to Steven David Kemp, unmarried, by Warranty Deed, from Ashley Galloway, now known as, Ashley Galloway Smith, married, dated June 1, 2012, recorded June 4, 2012, in Instrument No. 20120604-0048099, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1023 Ashmore Drive, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 26th day of October, 2018.

Steven David Kemp

Trisha J Allen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 26th day of October, 2018, before me personally appeared Steven David Kemp and Trisha J Allen to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Williamson County, Tennessee this 26th day of October, 2018.

Commission Expires: _____

Notary Public

GAIL HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-20-2019