Name and Address of New Owner and Send Tax Bills To:
Timothy Jones, Katherine M. Jones, Henry L. Jones, and Marcia D. Jones
1407 Hemlock Avenue
Nashville, TN 37216

This Instrument Prepared By:
Misty M. Newcomb
Blueprint Title TN
4521 Trousdale Drive
Nashville, TN 37204

Karen Y Johnson Davidson County
Batch# 174487 DEEDWARR
12/14/2018 03:46:29 PM 2 pgs
Fees: $13.00 Taxes: $1,394.90
20181214-0122025

Map & Parcel No: 062130007600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **The Kemper Trust dated May 10, 2018**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Timothy Jones and Katherine M. Jones, husband and wife, and Henry L. Jones and Marcia D. Jones, husband and wife, as joint tenants with rights of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 13 and the westerly 50.0 feet of Lot No. 20 on the Map of George I. Waddey's Subdivision called "River Bluff" as of record in Book 843, Page 101, Register's Office for Davidson County, Tennessee.

Said Lot No. 13 fronts 100.0 feet on the easterly side of Hemlock Avenue and together with part of Lot No. 20 runs back between parallel lines 250.0 feet to a dead line.

Being the same property conveyed to Christopher M. Kemper and Linnea A. Kemper, Trustees of the Kemper Trust dated May 10, 2018 by Quitclaim Deed from Christopher M. Kemper and Linnea A. Kemper, husband and wife recorded May 14, 2018 as Instrument No. 20180514-0045595, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 11th day of December, 2018.

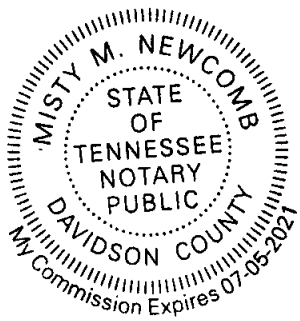
The Kemper Trust dated May 10, 2018

By: _____(SEAL)
Christopher M. Kemper, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of December, 2018, before me personally appeared Christopher M. Kemper, Trustee of The Kemper Trust dated May 10, 2018, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 11th day of December, 2018.



Notary Signature
My commission expires: 7/5/21

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $377,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
11th day of December, 2018.



Notary Public
My commission expires: 7/5/21
File No. 2018-631-TN