THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 18-1620
Parcel ID: 160-11-0A-038.00

Karen Y Johnson Davidson County
Batch# 179539 DEEDWARR
01/02/2019 11:33:00 AM 2 pgs
Fees: $13.00 Taxes: $1,813.00

20190102-0000285

Property Address:
5533 Hearthstone Lane, Brentwood, TN 37027

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Warranty Deed

Send Tax Statements To:
Bank of America N.A.
P.O. Box 650070
Dallas, TX 75265-0070

Grantee's Name, Address:
Janice B. Kemp
5533 Hearthstone Lane
Brentwood, TN 37027

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, **CHARLES L. SIMPSON JR. and JANICE M. SIMPSON, husband and wife,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **JANICE B. KEMP, an unmarried woman**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot(s) 38, as shown on the map entitle Phase II, III and IV, Hemmingwood, of record in Plat Book 6900, pages 7 and 8, 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 CHARLES L. SIMPSON JR. and JANICE M. SIMPSON, husband and wife by Deed dated October 24, 2008 from THOMAS J. SITZLER, recorded October 27, 2008, in Instrument Number 20081027-0106998, in the Official Records of Davidson County, Tennessee.

This is property known as, 5533 Hearthstone Lane, Brentwood, TN 37027.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND WE DO COVENANT with said Grantee, their heirs, and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2019 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Plat Book 6200, page 353, Plat Book 6250, page 745, Plat Book 6900, page 7, Register's Office for Davidson County, Tennessee.

3. Storm Water Easement as contained in Book 6728, page 673, Register's Office for Davidson County, Tennessee.

4. Charter for Homeowners Association of record in Book 6704, page 373, Book 6936, page 893, Book 7496, page 163, Instrument No. 20160308-0022181, Instrument No. 20160308-0022182, Instrument No. 20171030-0110764, Register's office for Davidson County, Tennessee.

5. Quitclaim Deed to Homeowners for Common Area as contained in Book 6962, page 404, and in Book 7207, page 84, Register's Office for Davidson County, Tennessee.

6. Declaration of Covenants, Conditions and Restrictions of record in Book 6730, page 329, Book 6892, page 540, Book 6925, page 268, Book 6948, page 268, Book 7269, page 387, Book 7474, page 205, Book 8762, page 169. and in Instrument No. 20130619-0062819, Register's Office for Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this 28th day of December, 2018.

CHARLES L. SIMPSON JR.

JANICE M. SIMPSON

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 **CHARLES L. SIMPSON, JR. and JANICE M. SIMPSON**, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 28th day of December, 2018.

Notary Public

My Commission Expires: 2-18-19

STEPHANIE A. GLENN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of **$490,000.00**.

Affiant

SWORN TO and subscribed before me on this 28th day of December, 2018.

Notary Public

My Commission Expires: 2-18-19

STEPHANIE A. GLENN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY