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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $177,000.00

Affiant

Subscribed and sworn to before me, this 4th day of January, 2018.

Notary Public
My commission expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Barbara Ann Gibbons | Mortgage Solutions of Colorado | 162-05-0-113.00 |
| 5344 Eulala Drive | 5455 N Union Boulevard | |
| Nashville, TN 37211 | Colorado Springs, CO 80918 | |

## 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, **Terry Kemp and Tammy Kemp,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Barbara Ann Gibbons,** 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, Tennessee, being Lot No. 186 on the Plan of Hickory Valley Subdivision, Section 1, of record in Book 4175, Page 75, 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 Terry L. Kemp and wife, Tammy L. Kemp by Warranty Deed from Thomas D. Dickens, an unmarried man, recorded on October 22, 2013 in Instrument Number 20131022-0109957, 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 5344 Eulala 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.

Karen Y Johnson Davidson County
Batch# 182038 DEEDWARR
01/09/2019 10:29:44 AM 2 pgs
Fees: $13.00 Taxes: $654.90
20190109-0002303

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 4th day of January, 2018.

Terry Kemp

Tammy 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 **Terry Kemp and Tammy 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 4th day of January, 2018.

Notary Public

My Commission expires: 1-24-21

FILE NO: 2018126066

JONATHAN [illegible] STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD