Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

PREPARED BY:
BANKERS TITLE & ESCROW CORP
710 WEST END AVE

RETURN TO

39-B
File #19-1014

Karen Johnson Davidson County
Batch# 183852 DEEDWARR
01/15/2019 09:58:06 AM 2 pgs
Fees: $13.00 Taxes: $3,422.50

20190115-0004025

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kathryn V. Roantree, unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Bartholomew J. Kempf and Lucy A. Kempf, husband and wife,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the west 54 feet of Lot 90 on the Map of George W. Blair's Revised Plan of Belmont Heights, as of record in Book 332, page 117, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Thomas C. Roantree and wife, Kathryn V. Roantree by deed from Eugene A. TeSelle, Jr. and wife, Penelope S. TeSelle, dated August 31, 2007, of record in Instrument No. 20070907-0107345, Register's Office for Davidson County, Tennessee. Thomas C. Roantree is now deceased.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 2007 Linden Avenue, Nashville, TN 37212.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

WITNESS THE EXECUTION HEREOF this 8th day of January, 2019.

Kathryn V. Roantree

State of Tennessee)
County of Davidson)

On this 8th day of January, 2019, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Kathryn V. Roantree, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

ANGELA V. POSTON WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2022

My Commission Expires: 3/8/22

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 925,000.00.

Affiant

Sworn and subscribed before me on this the 8th day of January, 2019.

Notary Public

JAMES A. [illegible]
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

My Commission Expires: 1-6-20

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Bartholomew J. Kempf 2007 Linden Avenue Nashville, TN 37212	New Owner	104-16-0-172.00