Karen Johnson Davidson County
Batch# 190679 DEEDQC
02/01/2019 09:50:14 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190201-0009733

THIS INSTRUMENT PREPARED BY:
James C. DeBoard, Esq.
J.C. DeBoard & Co., LPA
5878 North High Street
Worthington, Ohio 43085

STATE OF Ohio
COUNTY OF Franklin
The actual consideration or value, whichever is greater, for the transfer is: $ -0-

David H Kemp
Affiant – David H. Kemp

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd DAY OF JANUARY, 2018.

NOTARIAL SEAL STATE OF OHIO

Donna C. Dronet
Notary Public, State of Ohio
My Commission Expires 07-24-21

Donna C Dronet
Notary Public

FROM:	TO:
Crescent View Properties, LLC	Christopher Kemp and Molly M. Kemp, JTWROS

ADDRESS OF NEW OWNER:	SEND TAXBILLS TO:	PARCEL I.D. NO.
Christopher and Molly M. Kemp 2211B 11th Avenue South Nashville, TN 37204	New Owner	105-130Y-00100-CO

QUIT-CLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, CRESCENT VIEW PROPERTIES, LLC, a Tennessee Limited Liability Company, hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto CHRISTOPHER KEMP and MOLLY M. KEMP, husband and wife, jointly with rights of survivorship, hereinafter called the GRANTEES, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Situated in Davidson County, State of Tennessee, City of Nashville and further described as follows:

Being the same premises as described
on Exhibit "A"
attached hereto and made a part hereof by reference.

Parcel ID No. 105-130Y-00100-CO

Property known as: 2211B 11th Avenue South
Nashville, TN 37204

WITNESS my had this 2nd day of January, 2018.

CRESCENT VIEW PROPERTIES, LLC

By: David H Kemp
David H. Kemp, Managing Member

STATE OF Ohio)
COUNTY OF Franklin)

Before me, the undersigned, of the state and county aforesaid, personally appeared DAVID H. KEMP with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Member of CRESCENT VIEW PROPERTIES, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that he, as such Managing Member, executed the foregoing instrument for the purpose therein contained by signing the name of the Limited Liability Company by himself as Managing Member.

WITNESS my hand, at office, this 3rd day of January, 2018.

NOTARIAL SEAL STATE OF OHIO

Donna C. Dronet Notary Public
Notary Public, State of Ohio
My Commission Expires 07-24-21

EXHIBIT "A"

ADDRESS OF PROPERTY:

2211B 11th Avenue South
Nashville, TN 37204

PARCEL I.D. NO.

105-130Y-00100-CO

Situated in Davidson County, State of Tennessee, City of Nashville and further described as follows:

Land in Davidson County, Tennessee, being Unit No. A, as shown on the plat attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 2211 11th Avenue South, a Horizontal Property Regime with Private Elements, which is a planned unit development, of record in Instrument No. 20140717-0063382 and as amended in Instrument No. 20150218-0014203, Register's Office for said County, to which reference is hereby made for amore particular description of said property.

Being part of the same property conveyed to Crescent View Properties, LLC, a Tennessee Limited Liability Company, by deed from Cates Builders, LLC, a Tennessee Limited Liability company, of record in Instrument No. 20150302-0017571 dated February 26, 2015, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2015 Metro taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor form liability and loss therefrom.

2. All matters appearing on the Plan of record in Book 57, page 83, said Register's Office.

3. Declaration of Covenants, Conditions and Restrictions, including, but not limited to easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20140717-0063382 and as amended in Instrument No. 20150218-0014203, Register's Office for said County.

4. Charter of 2211 11th Avenue South Townhouse Corporation of record in Instrument No. 20140717-0063383, Register's Office for said County.

This improved property known as: 2211B 11th Avenue South, Nashville, TN 37204.