THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 181218773

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $437,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of February, 2019.

Notary Public
My Commission Expires: _____

RICHARD LOUIS RIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

Karen Johnson Davidson County
Batch# 201755 DEEDWARR
03/04/2019 02:39:03 PM 2 pgs
Fees: $13.00 Taxes: $1,616.90
20190304-0019686

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jerry Kemp and Cheryl Kemp 5033 Brevity Lane Nashville TN 37220	New Owner	Tax Parcel ID No. 146-11-0-117.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Vanessa K Hardy, unmarried, and Douglas Gaither, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jerry Kemp and Cheryl Kemp, husband and wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 202, on the Plan of Crieve Hall, Section 2, as shown on P lat of Record in Plat Book 2133, Page 45, in the Register' s Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to VANESSA K. HARDY and husband, MATTHEW M. HARDY, by deed from JEFFREY D. CHAVEZ, of record in Instrument No. 20100419-0029247, dated April 15, 2010, said Register's Office.

VANESSA K. HARDY and husband, MATTHEW M. HARDY conveyed their interest to VANESSA K. HARDY and DOUGLAS GAITHER, by quitclaim deed of records in Instrument No. 20170525-0051957, dated May 12, 2017, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 146-11-0-117.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 2133, page 45, said Register's Office.

This is improved property located at 5033 Brevity Lane Nashville TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and

assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of February, 2019.

Vanessa K Hardy

Douglas Gaither, by Vanessa Hardy, his Attorney In Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Vanessa K Hardy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Douglas Gaither and that she is authorized by Douglas Gaither to execute this instrument on his behalf.

Witness my hand, at office, this 27th day of February, 2019.

Notary Public

My Commission Expires: _____

RICHARD LOUIS RIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021