WARRANTY DEED

Karen Johnson Davidson County
Batch# 203586 DEEDWARR
03/08/2019 09:09:43 AM 2 pgs
Fees: $13.00 Taxes: $2,219.63

20190308-0021355

File No.: ALW-19-705

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $599,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF FEBRUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 3/28/22

(AFFIX SEAL)

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SIMON BENJAMIN KEMP and JESSICA L. KEMP, HUSBAND AND WIFE		081084T00400CO
(NAME)	(NAME)	
705 GARFIELD	New Owner	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **KIRTLEY WHITTINGTON AND JAMES REYNOLDS WHITTINGTON**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **SIMON BENJAMIN KEMP AND JESSICA L. KEMP, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 705 of HOMES AT 1623 & 1625 7TH AVENUE NORTH, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing HOMES AT 1623 & 1625 7TH AVENUE NORTH, a Horizontal Property Regime, recorded in Instrument Number 20161109-0118847 amended at Instrument No. 20180319-0025609, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed by Quitclaim Deed from Jack Straw Properties, LLC to Kirtley Whittington and James Reynolds Whittington, as recorded on the 3rd day of November, 2016 in Instrument No. 20161103-0116243 and part of Warranty Deed from Regal Homes, Co., a Tennessee corporation to Jack Straw Properties, LLC, a Tennessee limited liability company, as recorded on the 25th day of July, 2016 in Instrument No. 20160725-0076470, in the Register's Office of Davidson County, Tennessee.

THE SUBJECT PROPERTY IS NOT THE HOMESTEAD OR PRIMARY RESIDENCE OF THE GRANTOR.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 705 GARFIELD, NASHVILLE, TN 37208
(House Number) (Street) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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 my/our hand(s) this 26th day of February, 2019.

KIRTLEY WHITTINGTON

JAMES REYNOLDS WHITTINGTON

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KIRTLEY WHITTINGTON AND JAMES REYNOLDS WHITTINGTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th day of February, 2019.

Notary Public
My Commission Expires: 5/5/20

(SEAL)

ADAM G LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2020

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171

PREPARED BY:

RETURNED TO
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027