Box 14

31699-8

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,290,000.00

Affiant

Karen Johnson Davidson County
Batch# 211876 DEEDWARR
04/01/2019 08:18:28 AM 2 pgs
Fees: $13.00 Taxes: $4,773.00

20190401-0028869

DIANA AUBIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TENN.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of March, 2019.

Notary Public

MY COMMISSION EXPIRES: 10-29-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Terry A. Hemmings	Terry A. Hemmings	117 13 0B 166.00
(NAME)	(NAME)	
1013 Greenwich Park	410 Woodmont Hall Place	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Timothy V. Kemp and Lynn Kemp, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Terry A. Hemmings**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1012 on the Plan of Final Plat of Abbottsford Phase 2, A Planned Unit Development Revision 1, Plat of Correction of record in Plat at Instrument No. 20020305-0027572, as being corrected by Instrument of Correction of record in Instrument Number 20020828-0104512, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Timothy V. Kemp, a married man by Warranty Deed from Jawaid Ahsan and Shaheen Jawaid, husband and wife dated February 5, 2016 and recorded February 11, 2016 as Instrument No. 20160211-0013409, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1013 Greenwich Park, Nashville, TN 37215

File Number: GRN-1900999SSO

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 Grantees 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 Grantees, 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 our hands this 29th day of March, 2019

Timothy V. Kemp

Lynn Kemp

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Timothy V. Kemp and Lynn Kemp, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of March, 2019.

Notary Public

My Commission Expires:

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
July 6, 2020

File Number: GRN-1900999SSO