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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Rd, Ste 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 190520654**<br><br>Karen Johnson Davidson County<br>Batch# 247880 **DEEDWARR**<br>06/25/2019 09:02:25 AM 2 pgs<br>Fees: $13.00 Taxes: $3,311.50<br>20190625-0061096 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $895,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this24th day of June, 2019.<br><br>Notary Public<br>My Commission Expires: 1-24-22 |

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

## WARRANTY DEED

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| Address New Owner:<br>Jamie Elizabeth Kemp<br>2908 Linden Avenue West<br>Nashville TN 37212 | Send Tax Bills To:<br>New Owner<br>108 Putney Bridge Ln<br>Simpsonville SC 29681 | Tax Information<br>Tax Parcel ID No.<br>104-14-0K-002.00 CO |

**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, **Danya L. Kennedy and Brian M. Kennedy, Wife and Husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Jamie Elizabeth Kemp, a married woman** (Grantee"), her 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 Unit "B" of West Linden Cottages as established under the Master Deed for West Linden Cottages filed of record in Instrument Number 20130621-0063708, Register' s Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more complete description of the property.

Being the same property conveyed to DANYA L. KENNEDY and BRIAN M. KENNEDY, WIFE AND HUSBAND, by deed from ROBERT KINCAID, of record in Instrument No. 20141223-0117572, dated December 19, 2014, 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. 104-14-0K-002.00 CO.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20130621-0063708, said Register's Office.

Matters shown on the Plan of record in Plat Book 421, page 16, said Register's Office.

This is improved property located at 2908 Linden Avenue West Nashville TN 37212

**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 24th day of June, 2019.

Danya L. Kennedy

Brian M. Kennedy

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Danya L. Kennedy and Brian M. Kennedy, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of June, 2019.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022