THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Rutherford
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 P19-26410	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 560,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF August, 2019. Notary Public MY COMMISSION EXPIRES: 9-20-23 (AFFIX SEAL)

JACOB L ALSUP
STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY
MY COMMISSION EXPIRES SEPTEMBER 20, 2020

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KEM Investments, LLC.	Kem Investments LLC	MAP
117 Carnavon Parkway	450 St. Andrews	PARCEL 129-10-0-083.00
Nashville, TN 37205	Murfreesboro TN 37128	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Estate of Julie F. Crist & Michael Crist sole devisee of Julie F. Crist**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KEM Investments, LLC.**

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. 16, on the Plan of West Meade Park, Section 1, as of record in Book 2900, Page 103 and 104, Register's Office of Davidson County, Tennessee, described as follows: Beginning on the easterly margin of Clearbrook Drive at the corner of Lot Nos. 16 and 17; thence with the line between said two lots, Eastwardly 157 feet to the corner of Lot Nos. 15, 16 and 17; thence with the line between Lot Nos. 15 and 16, Northerly 201 feet to the southerly margin of Carnavon Parkway; thence with the same Westwardly 209.3 feet to the beginning of a curve; thence around said curve having a radius of 25 feet, Southwestwardly 41.8 feet to the easterly margin of Clearbrook Drive; thence with the same Southerly 167.9 feet to the beginning.

Being the same property conveyed to Larry Crist and wife, Julie F. Crist by Warranty deed from Mai B. Klein of record in Book 5185, page 77, Register's Office for Davidson County, Tennessee, dated August 15, 1977 and recorded on August 17, 1977. The said Larry Crist having since died on July 14, 2016. The said Julie F. Crist having since died on March 28, 2017.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **117 Carnavon Parkway, Nashville, TN 37205.**

Karen Johnson Davidson County
Batch# 278080 DEEDWARR
08/30/2019 02:06:30 PM 3 pgs
Fees: $18.00 Taxes: $2,072.00
20190830-0087950

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 my hand(~~s~~) this the 28th day of August, 2019.

Estate of Julie F. Crist

By: _____, Executor
Michael Crist, Executor

_____
Michael Crist, Individually

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Michael Crist, Executor,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 28th day of August, 2019.

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

My Commission expires: March 3, 2020

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Michael Crist** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 28th day of August, 2019.

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

My Commission expires: March 3, 2020

_____
Notary Public

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney ~~and~~/or custodian of the electronic version of the attached document tendered for registration herewith, and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Christie Perry

My Commission Expires: 7/22/2022

Notary Seal (if on paper)