THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Ste. 130
Nashville, TN 37215

CRT File No. 200325633

Karen Johnson Davidson County
Batch# 385849 **DEEDWARR**
04/15/2020 09:56:34 AM 2 pgs
Fees: $13.00 Taxes: $1,276.50

20200415-0039279

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $345,000.00.

Affiant

Subscribed and sworn to before me, this 2nd day of April, 2020.

Notary Public
My Commission Expires:

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

Address New Owner: Jeri Ellie Golemb and Joseph Golemb, and Daniel Stoffels 304 Kemper Drive Madison TN 37115	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 042-13-0-009.00

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, **Homes Direct Partners LLC, a Tennessee limited liability company,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeri Ellie Golemb and Joseph Golemb, wife and husband, and Daniel Stoffels, an unmarried man, as tenants in common with right of survivorship,** ("Grantees"), they 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. 89 on the Plan of Section Two, Kemper Heights of record in Plat Book 2331, Page 104, 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 Homes Direct Partners LLC, a Limited Liability Company by Warranty deed from Eden Johnson, an unmarried woman of record in Instrument No. 20190716-0069525 Register's Office for Davidson County, Tennessee, dated July 16, 2019 and recorded on July 16, 2019. (Value of consideration shown in aforementioned deed $240,000.00.) Being also known as 304 Kemper Drive Madison, Tennessee 37115.

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.

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2331, Page 104, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 2442, Page 459, in the Register's Office for Davidson County, Tennessee.

Restrictions of record as Instrument Number 20160718-0073619 in the Register's Office for Davidson County, Tennessee.

This is improved property located at 304 Kemper Drive Madison TN 37115

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 2nd day of April, 2020.

Homes Direct Partners, LLC, a Tennessee limited liability company

BY: Jannette Moss, Member

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jannette Moss, with whom I am personally acquainted, and who acknowledged herself to be the Member of Homes Direct Partners, LLC a Tennessee limited liability company, the within named bargainer, and that she as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as its Member.

Witness my hand, at office, this 2nd day of April, 2020.

Notary Public
My Commission Expires: 01/17/2021