WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $294,900.00.

Affiant

Subscribed and sworn to me on 08/13/20

NOTARY PUBLIC
My Commission Expires:

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: 2023

Karen Johnson Davidson County
Batch# 459261 DEEDWARR
08/18/2020 12:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,091.13
20200818-0092758

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jonathan Samuel Ward Beatriz C.C. Ward 675 Bristol Creek Drive Nashville, TN 37221	New Owners	142-07-0-0J-675.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Gabriel A. Kemp and Heidi Kemp, husband and wife, hereinafter called "**GRANTORS**," have bargained and sold, and by these presents do transfer and convey unto Jonathan Samuel Ward and Beatriz C.C. Ward, husband and wife, hereinafter called "**GRANTEES**," their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit 675, Lot No. 20, Bristol Creek Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for Bristol Creek Townhomes of record in Instrument Number 20171228-0131735, 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 Gabriel A. Kemp and Heidi M. Sorensen, husband and wife by Special Warranty Deed from Vastland Northcrest Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20180228-0018705, Register's Office for Davidson County, Tennessee, dated February 15, 2018 and recorded February 28, 2018. Heidi M. Sorensen has since married and is now known as Heidi Kemp.

This is improved property known as 675 Bristol Creek Drive, Nashville, Tennessee 37221.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 and official seal on 08/13/2020.

Gabriel A. Kemp

Heidi Kemp

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 08/13/20, before me personally appeared Gabriel A. Kemp and Heidi Kemp, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 08/13/2020.

NOTARY PUBLIC

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Margaret Philpott, do hereby make oath that I am a licensed attorney and/or the 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.

Signature

State of Tennessee

County of Davidson

Personally, appeared before me, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

Notary Public
My Commission Expires: 05-09-23