Karen Johnson Davidson County
Batch# 465437 DEEDWARR
08/27/2020 10:53:08 AM 2 pgs
Fees: $13.00 Taxes: $800.68
20200827-0097288

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

FRANKIE A. MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $216,400.00

Paul J. Angel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of August, 2020.

Notary Public

MY COMMISSION EXPIRES: 2-26-24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Courtney Oldham		Map & Parcel 042 09-0 025.00
(NAME) 400 Kemper Drive N	(NAME) NEW OWNER	
(ADDRESS) Madison, TN 37115	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten 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, Paul J. Angel, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Courtney Oldham, unmarried woman, 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:

BEING Lot No. 102, on the Plan of Kemper Heights Subdivision, Section 1, of record in Book 2331, Page 65 and 66, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Said Lot No. 102 fronts 100 feet on the North side of Kemper Drive, North and runs back 322.8 feet on the West line and 195.4 feet on the East line to a dead line in the rear, measuring 199.5 feet thereon.

Being the same property conveyed to Paul J. Angel and Martha E. Angel, husband and wife by deed from Federal National Mortgage Association of record in Instrument 20120925-0086934, Register's Office, Davidson County, Tennessee. The said Martha E. Angel having since died on October 12, 2018 leaving the subject property vested in Paul J. Angel as the surviving tenant by the entirety.

This is the same description as in previous deed of record.

Subject to any and all matters and notes on plat of record in Plat Book 2331, Page 65, Register's Office, Davidson County, Tennessee.

This conveyance is subject to Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Record Book 6320, Page 766, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 400 Kemper Drive N, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 this 26th day of August, 2020.

Paul J. Angel

Paul J. Angel

STATE OF TENNESSEE

COUNTY OF Robertson

On this 26th day of August, 2020, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Paul J. Angel**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

2-26-24

Notary Public,

FRANKIE A. MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER