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

**CRT File No. 200930112**

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

RETURNED TO:

JANICE H. COLLINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $450,250.00.

Affiant

Subscribed and sworn to before me, this 6th day of October, 2020.

Janice H. Collins
Notary Public
My Commission Expires: 7-5-21

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Marshall A. McCune and Karen S. Neal<br>5716 Vine Ridge Drive<br>Nashville TN 37205 | New Owner | Tax Parcel ID No.<br>103-10-0-056.00 |

**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, **Matthew Steven Kemp and Natalie Rose Kemp, Husband and Wife** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Marshall Adam McCune, unmarried,** ("Grantee"), their 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(s) 70A, as shown on the map entitled Section 4, Brookside Courts, Addition No. 4 , of record in Plat Book 2083, page 59, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to MATTHEW STEVEN KEMP and NATALIE ROSE KEMP, HUSBAND AND WIFE, by deed from LELAND J. COWAN, INDIVIDUALLY AND AS EXECUTOR OF THE ESTATE OF ROBERT ELLISON COWAN, JR. AND AMELIA KATE COWEN WILSON, of record in Instrument No. 20190723-0071895 , dated July 19, 2019 , 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 2020 and subsequent years for Map-Par. 103-10-0-056.00.

Matters shown on the Plan of record in Plat Book 2083, page 59, said Register's Office.

This is improved property located at 5716 Vine Ridge Drive Nashville TN 37205

**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.

Karen Johnson Davidson County
Batch# 490886 **DEEDWARR**
10/07/2020 10:31:39 AM 2 pgs
Fees: $13.00 Taxes: $1,665.93

20201007-0116214

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 6th day of October, 2020.

Matthew Steven Kemp

Natalie Rose Kemp

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Matthew Steven Kemp and Natalie Rose Kemp, 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 6th day of October, 2020.

Notary Public

My Commission Expires: _____

