WARRANTY DEED

Karen Johnson Davidson County
Batch# 509267 DEEDWARR
11/05/2020 11:15:30 AM 2 pgs
Fees: $13.00 Taxes: $899.10

20201105-0129792

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $[illegible]

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE [illegible] DAY OF NOVEMBER 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES

ANDERSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 160, Brentwood, TN 37027
file # 20-7993B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Matthew Kemp and Natalie Kemp	New Owner	147-16-0-154.00
359 Fairlane Dr		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

JERRY MAXWELL AND WIFE, MELINDA SUE MAXWELL

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MATTHEW KEMP AND NATALIE KEMP, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEE(S), 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. 229 on the Plan of Fairlane Park, Section III of record in Plat Book 2331, Page (s) 145 and 146, in the Register's Office for Davidson County, Tennessee.

Beginning at a point in the south margin of Fairlane Drive at the Corner of lots Nos. 229 and 230 thence with the line between said lots, Southerly 127 feet to a corner of Lot No. 226 thence with the line between Lots Nos. 228 and 229, westerly 119.2 feet to the East margin of Pearson Place thence with the margin of the same, Northerly 97 feet to the beginning of a curve; thence around said curve, in a northeasterly direction 39.3 feet to the South margin of Fairlane Drive; thence with the margin of the same Easterly 96 feet to the point of beginning.

Being the same property conveyed to Jerry Maxwell and wife Melinda Sue Maxwell by Warranty deed from Richard H. Baker and wife Yu Kyong Baker of record in Book 5820, page 321, Register's Office for Davidson County, Tennessee, dated October 30, 1981 and recorded on November 18, 1981. Deed Recorded in Book 5830, Page 771, recorded on December 15, 1981.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2020 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 359 Fairlane Dr, Nashville, TN 37211

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on the 4th day of November, 2020.

Jerry Maxwell

Jerry Maxwell

Melinda Sue Maxwell

Melinda Sue Maxwell

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, JERRY MAXWELL AND MELINDA SUE MAXWELL, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 4th day of November, 2020.

Notary Public

My Commission Expires: 10/11/21

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 20-7993B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 160

Brentwood, TN 37027