Karen Johnson Davidson County
Batch# 567812 DEEDWARR
02/04/2021 09:08:30 AM 4 pgs
Fees: $23.00 Taxes: $3,015.50
20210204-0016121

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is **$815,000.00**

Affiant

Subscribed and sworn to before me, this 1st day of **February, 2021.**

Notary Public
My commission expires: _____

JENNIFER MCEWEN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-23-2021

THIS INSTRUMENT WAS PREPARED BY
Harpeth Escrow, LLC
383 E. Main St.
Suite 110
Hendersonville, Tennessee 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jon P. Kemp **Amy D. Kemp** **3950 Dickerson Rd** **Nashville, TN 37207**	**Same**	**04112001602**

FOR AND IN CONSIDERATION of the sum of Eight Hundred Fifteen Thousand and no/100 Dollars ($815,000.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **H. Wilson Welshans,** Grantor, has this day bargained and sold, and does hereby transfer and convey unto the said, **Jon P. Kemp and wife, Amy D. Kemp, as tenants by the entirety,** Grantee herein, its successors and assigns, certain real estate in **Davidson** County, Tennessee, as follows:

See Attached "Exhibit A"

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. General or special taxes and assessments required to be paid in the year 2021 and subsequent years.
2. Matters shown on the Plan of record in Plat Book 2133, Page(s) 125, as amended in Book 4060, Page 24 and Book 4470, Page 81, said Register's Office.
3. Restrictions of record in Book 2294, Page 346, as amended in Book 2298, Page 109 and Book 6399, Page 1, Register's Office for Davidson County, TN.
4. Encroachment Agreement of record in Book 4590, Page 491, Register's Office for Davidson County, TN.
5. Lease between Fred Smith, Lessor, and Stevenson Displays, a sole proprietorship, Lessee, recorded in Book 7903, Page 120, Register's Office for Davidson County, TN.
6. Lease between Fred Smith, Lessor, and The Lamar Companies, Lessee, recorded in Book 11751, Page 493, Register's Office for Davidson County, TN.
7. Lease between Wilson Welshans, Lessor, and The Lamar Companies, Lessee, recorded in Instrument No. 20200214-0017314, Register's Office for Davidson County, TN.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as **3862 Dickerson Pike, Nashville, TN 37207.**

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, its successors and assigns forever. Grantor covenants that except for those encumbrances set forth above, the property is free from all encumbrances made or suffered by Grantor, and Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said property, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever. Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons. Whenever 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/our hand(s) this **1st** day of **February, 2021**.

GRANTOR:

H. Wilson Welshans

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **H. Wilson Welshans**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the forgoing instrument for the purposes therein contained.

WITNESS my hand, at office, this **1st** day of **February, 2021**.

Notary Public
My Commission Expires:_____

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-23-2021

EXHIBIT A

Legal Description

Land located in the 12th Civil District of Davidson County, Tennessee, and being further described as follows:

Tract 1:

Being Lot No. 4 of the replatting of Tract No. 7, marked "Reserved for Commercial", of record in Book 2133, Page 125, Register's Office of Davidson County, Tennessee, being designated as Job No. 139-64, dated April 30, 1964, by Hickerson-Hickerson, Engineers, unrecorded, as follows:

Beginning at a point 225.0 feet East along the Northerly margin of Darbytown Drive, from the common corner in the Northerly margin of Darbytown Drive of Lot No. 12 and Lot Commercial No. 7; thence along the Northerly margin of Darbytown Drive, in an Easterly direction, a distance of 121.9 feet to a point; thence still along the Northerly margin of Darbytown Drive, South 78° 16' East a distance of 65.3 feet to a point; thence in an arc in a Northerly direction of 39.0 feet to a point in the Westerly margin of Dickerson Road; thence along the Westerly margin of Dickerson Road in a Northerly direction, a distance of 75 feet to a point; thence North 83° 00' West a distance of 222.5 feet to a point; thence South 4° 36' West a distance of 90 feet to the point of beginning.

Tract 2:

Being Lot No. 3 of the Replatting of a tract marked "Reserved for Commercial No. 7", as shown on the plan of Bellshire Estates, Section I, of record in Book 2133, Page 125, Register's Office of Davidson County, Tennessee, described according to a survey of Hickerson & Hickerson, Engineers, Job No. 139-64, dated April 30, 1964, as follows:

Beginning at a point in the Westerly margin of Dickerson Pike, the same being the common corner of Lots No. 3 and 4 on said survey; thence North 83° 00' West with a common line between Lots No. 3 and 4, 222.5 feet to a point; thence North 4° 36; East 100 feet to a point; thence South 83° 25' East 234.4 feet to a point in the Westerly margin of Dickerson Pike; thence Southwardly with the Westerly margin of Dickerson Pike 100 feet to the point of beginning.

Being the same property conveyed to H. Wilson Welshans by Quitclaim Deed from Myrna J. Welshans, of record in Instrument No. 20200610-0059596, in the Register's Office of Davidson County, Tennessee, dated June 10, 2020, and recorded on June 10, 2020.

True Copy Certification

I, Christine Hutchinson, 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 Sumner

Personally appeared before me, Jennifer McEwen, a notary public for this county and state, Christine Hutchinson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:
Notary' Seal (if on paper)

