WARRANTY DEED

ROCCO J. MARCELLO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

DM-VRES-22-601

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 5/5/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 816986 **DEEDWARR**
03/08/2022 08:18:32 AM 2 pgs
Fees: $13.00 Taxes: $1,757.50

20220308-0025917

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Jeremy Kemp and Sarah Kemp	**CapStar Bank**	
(NAME)	(NAME)	**147 10 0 098.00**
601 Durrett Dr	**2002 Richard Jones Road, Suite A300**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **JEFFREY D. KILLEBREW AND HEATHER H. KILLEBREW, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JEREMY KEMP AND SARAH KEMP, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 29 on the Plan of Whispering Hills, Section I, as of record in Book 2331, Pages 82, 83 and 84, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jeffrey D. Killebrew and Heather H. Killebrew, husband and wife, by Warranty Deed from Michael W. Dutton and wife, Suzanne C. Dutton, of record in Instrument No. 20130122-0006790, in the Register's Office of Davidson County, Tennessee, dated January 11, 2013 and recorded on January 22, 2013.

This conveyance is subject to:
- Property taxes for 2022 and subsequent years, a lien not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Whispering Hills, Section I, as recorded in Plat Book 2331, Page(s) 82; .
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2481, Page 499.
- Easement for the flow of the waters of the Unknown river (or creek), and the rights of the public therein.
- Rights of upper and lower riparian owners to the flow of the waters of the Unknown river (or creek), free from diminution or pollution.
- Changes in the boundary of the land resulting from erosion or accretion caused by the flow of the Unknown river (or creek).
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **601 Durrett Dr, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 4th DAY OF MARCH, 2022.

Jeffrey D. Killebrew

Heather H. Killebrew

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFFREY D. KILLEBREW, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of March, 2022.

Notary Public
My Commission Expires: 5/5/25
(SEAL)

ROCCO J. MARCELLO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HEATHER H. KILLEBREW, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of March, 2022.

Notary Public
My Commission Expires: 5/5/25
(SEAL)

ROCCO J. MARCELLO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212