WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF APRIL, 2004.

Notary Public

MY COMMISSION EXPIRES: 03/09/07
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/24/04 15:25 2pgs
Fees:13.00 Taxes:1390.28
20040524-0060844

KANDACE N TOMES
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Doug Emch and Marti Emch	KeyBank National Assoc.	144-10-49
(NAME)	(NAME)	
2156 Timberwood Drive	800 Superior Ave. 6th Fl.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Cleveland, OH 44114	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JOSEPHINE BARRINGER SMITH AND HUSBAND JOHN ANTHONY GAETO, III, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DOUG EMCH AND WIFE, MARTI EMCH, 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:

Land in Davidson County, Tennessee, being Lot No. 67 on the Plan of Chickering Valley, as of record in Plat Book 2331, page 121, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Josephine Barringer Smith, unmarried, by deed from Curtis Cole and wife, Valerie W. Cole and filed for record in April 20, 1999 in Book 11438, page 548, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2004 property taxes which have prorated and assumed by Grantees; (b) all matters on the plan of record in Plat Book 2331, Page 121, said Register's Office; and (c) restrictive covenants of record in Book 2542, Page 25, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2156 Timberwood Drive, Nashville, TN 37215
(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 ~~7th~~ 6th day of April, 2004.

John Anthony Gaeto, III

BY: Jodie Barringer Smith, Attorney in Fact

Josephine Barringer Smith

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee this 6th day of April, 2004.

Commission expires: 5-23-2006

Brenda S. Lane

Notary Public

Brenda S. Lane NOTARY PUBLIC State of Tennessee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jodie Barringer Smith, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument in behalf of John Anthony Gaeto, III, the bargainor, and who acknowledged that she executed the same as the free act and deed of John Anthony Gaeto, III.

Witness my hand and official seal at Nashville, Tennessee this 6th day of April, 2004.

Commission expires: 5-23-2006

Brenda S. Lane

Notary Public

Brenda S. Lane NOTARY PUBLIC State of Tennessee