WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $52,500.00

Owen T Embry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF APRIL, 2006.

Notary Public

MY COMMISSION EXPIRES: 4/16/06
(AFFIX SEAL)

JACK CASE WILSON ★ NOTARY PUBLIC AT LARGE ★ WILLIAMSON COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 04/18/06 10:24 2 pgs
Fees:13.00 Taxes:194.25

20060418-0044012

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
3931-A Gallatin Pike
Nashville, Tennessee 37216

D-0668

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Owen T. Embry	Owen T. Embry	061-06-0-034.00
(NAME)	(NAME)	
725 Maplewood Lane	725 MAPLEWOOD LANE	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	NASHVILLE, TN 37216	
(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, Elizabeth Bledsoe Haile, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Owen T. Embry and Kenneth R. Robinson* 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: *joint tenants with Rights of Survivorship

SEE ATTACHED EXHIBIT A

unimproved ☐
This is improved ☒ property, known as 725 Maplewood Lane, Nashville, TN 37216
(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 11th day of April, 2006.

Elizabeth Bledsoe Haile
Elizabeth Bledsoe Haile

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 Elizabeth Bledsoe Haile the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee this 11th day of April, 2006.

Commission expires: 4/16/06

JACK CASE WILSON ★ NOTARY PUBLIC AT LARGE ★ WILLIAMSON COUNTY, TENNESSEE

Notary Public

EXHIBIT A

Land in Davidson County, Tennessee, lying in the 11th Civil District of said County, being part of a 208.81 acre tract shown on the Map of Bradford Farm, as of record in Book 332, Page 35, Register's Office for said County, also shown as part of an unnumbered tract marked "Geo. Bradford's Land" on the Plan of Subdivision of the William Bradford Land, as of record in Book 547, Page 91, Register's Office for said County, and also shown and marked "J.A. Wilhem," adjacent to the southwest corner of the Subdivision known as Section One, Gra-Mar Acres, as of record in Book 2133, Page 27, said Register's Office, and described as follows:

Beginning at a concrete monument on the north margin of Maplewood Lane, at the southwest corner of Lot 140 on the Plan of Section One, Gra-Mar acres; thence along the westerly line of Lots 140, 143 and 149, North 4 degrees 50' east 474.3 feet to a concrete monument in the west line of Lot 149; thence westerly, parallel to the north margin of Maplewood Lane 157 feet to a point; thence southerly, parallel to the first line, 474.3 feet more or less to the northerly margin of Maplewood Lane; thence with the margin of the same eastwardly 157 feet to the beginning.

Less and except property conveyed to Raymond T. Matlock by Warranty Deed dated March 8, 1976 of record in Book 5003, Page 431, said Register's Office, described as follows:

Beginning at a monument 161.90 feet from the southerly margin of Broadmoor Drive on the western boundary of Lot 149 on the Plan of Gra-Mar Acres Subdivision of record in Book 2133, Page 27, thence South 4 deg. 50' West 95.0 feet; thence North 88 deg. 21; West 158.96 feet, thence North 3 deg. 50' 38" East 95.0 feet; thence South 88 deg. 21' East 160.8 feet to the point of beginning.

Also less and except property conveyed to Frank Wade by Installment Deed dated April 6, 1984 of record in Book 6266, Page 274, said Register's Office, described as follows:

Beginning at a concrete monument at the common corner of Lots Nos. 140, 142 and 143, Plan of Section One, Gra-Mar Acres; thence westerly to a concrete monument at the northeast corner of Maplewood Baptist Church property; thence north 4 deg. 50' east, approximately 102.5 feet to the south boundary of Frank E. Wade property designated as Parcels 22 and 167, of Map 61-6, Property Maps; thence easterly with said Wade boundary to the westerly boundary of Lot No. 149; thence southerly with said boundary and the westerly boundary of Lot No. 143 approximately 125 feet to the point of beginning.

Being part of the same property conveyed to Elizabeth B. Haile by deed from Charles M. Haile of record in Book 3531, Page 53, Register's Office for Davidson County, TN.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.