File No. 280200883

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/01/08 11:48 2 pg
Fees:13.00 Taxes:592.00
20080401-0032497

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$162,500.00~~ 160,000

Charles D Emerick
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MARCH, 2008.

Notary Public

MY COMMISSION EXPIRES: 10/10/09
(AFFIX SEAL)

Return to;

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles D. Emerick	NEW OWNER	119-14-0-064.00
(NAME) 252 Timmons Street	(NAME)	
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Elizabeth L. Cross and Nathan Cross, wife and husband, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles D. Emerick and K. Claire Emerick, husband and wife, HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the easterly 55.6 feet front and 56.9 feet rear of Lot No. 7 and the westerly 19.4 feet front and 18.1 feet rear of Lot No. 8 of Block "D" on the Plan of Woodbine Courts, Section No. 7 not of record, described according to a survey made by Blanchard and Parrish, Engineers, as follows:

Beginning on the northerly margin of East Timmons Avenue at the southwest corner of the property conveyed to England G. Martin and wife, by deed from C. W. Talley and wife, of record in Book 1372, page 401, Register's Office for said County; thence with said Martin's westerly line, northwardly 156.5 feet to the southerly line of Lot No. 22; thence with the southerly line of Lots Nos. 22 and 23, westwardly 75 feet to the northeast corner of the property conveyed to Johnnie E. Miller and wife, by deed from Geo. D. Waller and wife, of record in Book 1415, page 149, said Register's Office; thence with said Miller's easterly line, southwardly 156.5 feet to the northerly margin of East Timmons Avenue; thence with said Avenue, eastwardly 75 feet to the beginning.

Being the same property conveyed to Elizabeth L. Cross and Nathan Cross, wife and husband by Warranty Deed from Bertha L. Marrett, a single person of record in Instrument No. 20050118-0005875, Register's Office for Davidson County, Tennessee, dated January 14, 2005.

Taxes for the year 2008 and subsequent years, a lien, but not yet due and payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 252 Timmons Street, Nashville, TN 37211
(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 GRANTEE(S), 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), 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 hands this 28th day of March, 2008.

Elizabeth L Cross
by Notary
Atty in fact

Elizabeth L. Cross

Nathan Cross

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Nathan Cross, with whom I am personally acquainted, and who proved himself to be the attorney in fact of Elizabeth L. Cross and who being authorized to do so acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of March, 2008.

My Commission Expires:. 10/10/09

, Notary Public.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Nathan Cross, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand at office this 28th day of March, 2008.

Commission expires:

10/10/09

Notary Public

File Number: 280200883

RETURN TO:
Sidwell Title
121 First Avenue South, Suite 200
Franklin, TN 37064