WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090069368 DEEDWARR
Recvd: 10/12/09 09:04 2 pgs
Fees:13.00 Taxes:314.50
20091012-0094485

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of October, 2009.

Notary Public

MY COMMISSION EXPIRES March 20, 2010

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Greater Nashville Title and Closing Company, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Alton Embry	Alton Embry	05303039300
(NAME)	(NAME)	
P. O. Box 206	P. O. Box 206	
(ADDRESS)	(ADDRESS)	
Old Hickory, 37138	Old Hickory, 37138	
(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, Bluff Haven Realty, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alton Embry and Tracy Embry, as husband and wife, 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. 6, Section "E", Village of Old Hickory, as shown on revised plan recorded January 6, 1950 in Book 1424, Page 132 in the Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being a part of the same property conveyed to Bluff Haven Realty, LLC by Quitclaim Deed from Gary S. Bradshaw and wife, Patricia C. Bradshaw which deed is recorded as Instrument No. 20050128-0010416 and re-recorded as Instrument No. 20060417-0043562 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2010 AND SUBSEQUENT YEARS AND SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE REVISED PLAN OF VILLAGE OF OLD HICKORY, SECTION E, OF RECORD IN BOOK 1424, PAGE 132, SAID REGISTER'S OFFICE.

unimproved ☐

This is improved ☑ property, known as 1606 Turner Street, Old Hickory, TN 37138

(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 8th day of October, 2009.

Bluff Haven Realty, LLC
By:
Steve Bradshaw
Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared STEVE BRADSHAW with whom I am personally acquainted and who upon his oath acknowledged himself to be Chief Manager of BLUFF HAVEN REALTY, LLC, a Limited Liability Company, the within named bargainor, and that he as such Chief Manager of BLUFF HAVEN REALTY, LLC, being authorized so to do executed the foregoing instrument for the purposes therein contained by signing the name of BLUFF HAVEN REALTY, LLC by himself as such Chief Manager.

Witness my hand and official seal at MADISON, Tennessee, this 8th day of October, 2009.

My Commission expires:

3/20/2010

Deanie L. Gregory

Notary Public

