WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100018930 DEEDWARR
Recvd: 04/01/10 08:40 2 pgs
Fees:13.00 Taxes:788.10
20100401-0024259

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $213,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH, 2010.

Notary Public

MY COMMISSION EXPIRES: 10-21-12
(AFFIX SEAL)

KATHY HAND NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jessica A. Martin	Access National Mortgage	102-14-114
(NAME)	(NAME)	
1220 Davidson Road	1800 Robert Fulton Dr., Ste. 350	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Reston, Virginia 20191	
(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, Andrea A. Emigh and husband, Matthew K. Emigh, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jessica A. Martin, unmarried, as to an undivided 50% interest, and Mark K. Darden, unmarried, as to an undivided 50% interest, as joint Tenants with Right of Survivorship 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. 2 on the Plan of Marchetti Company Property, of record in Plat Book 9700, Page 213, Register's Office for said County, To which reference is made for a more complete description.

Being the same property conveyed to Andrea A. Emigh and husband, Matthew K. Emigh, by Warranty Deed from Elizabeth Lyall Carson f/k/a Anne Elizabeth Lyall and husband Douglas Todd Carson dated September 30, 2004 of record in Instrument No. 20041012-0122861, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 1220 Davidson Road, Nashville, TN 37205
(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 our hands this 31st day of March, 2010.

Andrea A. Emigh

Matthew K. Emigh

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 Andrea A. Emigh and Matthew K. Emigh, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 31st day of March, 2010.

Commission expires: March 3, 2014

Beth Triplett

Notary Public