WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100022113 DEEDWARR
Recvd: 04/14/10 10:59 2 pgs
Fees:13.00 Taxes:1757.50
20100414-0028095

MARK A. ELLMORE JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

William Emery
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF APRIL, 2010.

Notary Public

MY COMMISSION EXPIRES: May 22, 2010.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1909 Lebanon Road, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emeco Properties	SAME	60-4-84.00
(NAME)	(NAME)	
4019 Old Hillsboro Rd		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064		
(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,

Michael Raymond Danner and wife, Angela W. Danner,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Emeco Properties,

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 more particularly described as follows:

BEGINNING at a point in the westerly margin of Dickerson Road, said point being South 347.83 feet, more or less, from the center line of Oak Valley Drive, and North 344 feet, more or less, from the center line of Ewing Lane; thence leaving said Road, North 87° 29' West 250 feet to a point; thence N 02° 31' East 208 feet to a point ;thence South 87° 29' East 250 feet to a point in the westerly margin of Dickerson Road; thence with the margin of same southerly 208 feet to the beginning.

BEING the same property conveyed to Michael Raymond,Danner and wife, Angela W. Danner by Quitclaim Deed recorded on 9/13/07 in Instrument No. 20070913-0109872, Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to Michael Raymond Danner by deed dated 8/15/96 and recorded in Book 10169, Page 315, said Register's Office.

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☒
This is improved ☐ property, known as 3112 Dickerson Pike, Nashville, TN 37207
(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 12 day of April, 2010.

Michael Raymond Danner

Angela W. Danner

STATE OF Texas

COUNTY OF Denton

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Michael Raymond Danner and wife, Angela W. Danner, the bargainors, 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 Nashville, Tennessee this 12 day of April, 2010.

Commission expires:

Notary Public

JACOB HOOD
Notary Public
STATE OF TEXAS
My Comm. Exp. 03-30-13