WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF MAY, 2010.

Notary Public

MY COMMISSION EXPIRES: April 4, 2014

(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
Kenneth Jason Holley	SAME	43-4-A-35.00
(NAME)	(NAME)	
821 Northstar Court		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 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,

Emeco Properties, LLC,

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

Kenneth Jason Holley and wife, Lauren Marie Holley,

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 all of Lot No. 35, on the Final Plat of Cluster Lot Subdivision, River Landing, Section I, Phase I, formerly known as Windstar Estates, Section I, Phase I, as shown by plat appearing of record in Instrument No. 20060728-0091763, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lots.

BEING the same property conveyed to Emeco Properties, LLC, by Substitute Trustee's Deed recorded on 6/26/08 in Instrument No. 20080626-0066106, Register's Office for Davidson County, Tennessee.

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

unimproved ☐
This is improved ☒ property, known as 821 Northstar Court, 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 14th day of May, 2010.

BILL GARRETT, Davidson County
Trans:T20100029426 DEEDWARR
Recvd: 05/17/10 11:25 2 pgs
Fees:13.00 Taxes:710.40

20100517-0037718

Emeco Properties, LLC

By: William H. Emery, Chief Manager
by William H. Emery, Chief Manager

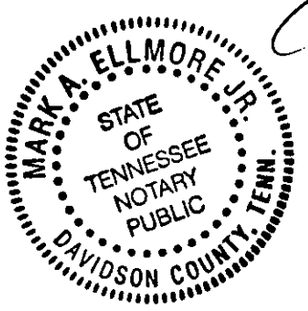
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared William H. Emery, Chief Manager of Emeco Properties, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a member of or other authorized signer for Emeco Properties, LLC, the within named bargainor, a Limited Liability Company, and that he as such member or other authorized signer executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by himself as such member or other authorized signer.

Witness my hand and official seal at Nashville, Tennessee this 14th day of May, 2010.

Commission expires: April 4, 2014



Mark A. Ellmore, Jr. Notary Public