Davidson County DEEDWARR
Recvd: 05/28/10 08:42 3 pgs
Fees:18.00 Taxes:743.70
20100528-0041165

SHERI PROW PARSONS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

R-RR-10-0825

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $201,000.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF May, 2010.

Notary Public

MY COMMISSION EXPIRES: January 23, 2012
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen M. Emahiser	CityLife Lending Group, LLC	
825 Belton Drive (ADDRESS)	8480 Stagecoach Circle (ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Frederick, MD 21701-4747 (CITY) (STATE) (ZIP)	115-3-50.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ESTATE OF HELEN PARSONS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto STEPHEN M. EMAHISER AND JULIA B. EMAHISER, HUSBAND AND WIFE , hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 353, BROOK MEADE, SECTION IX, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2331, PAGES 34 AND 35, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO HELEN PARSONS BY WARRANTY DEED FROM DOUG PILLOW AND WIFE, SHELIA C. PILLOW AND MICHAEL PATTERSON, UNMARRIED, RECORDED ON THE 3RD DAY OF DECEMBER, 1986 IN BOOK 7057, PAGE 599, THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. SAID HELEN PARSONS HAVING DIED JANUARY 4, 2010. LISA TRIPP APPOINTED EXECUTRIX AS PER THE DOCUMENTS OF RECORD IN THE DAVIDSON COUNTY PROBATE COURT AS DOCKET NO. 10P395.

THIS CONVEYANCE IS SUBJECT TO ALL MATTERS SET FORTH IN PLAT BOOK 2331, PAGES 34 AND 35; COUNTY TAXES FOR THE YEAR 2010 AND SUBSEQUENT YEARS AND ANY AND OTHER ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 825 Belton Drive, Nashville, Tennessee 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 GRANTEE(S), their 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), 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/our hand(s) this 26th day of May, 2010.

Estate of Helen Parsons

BY: Lisa Tripp

Lisa Tripp, Executrix

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **~~Estate of Helen Parsons~~, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

**Lisa Tripp, Executix of the Estate of Helen Parsons

Witness my hand and official seal, this the 26th day of May, 2010.

Notary Public

My Commission Expires: 01/07/2013

(SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 3/29/11.

