WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of November, 2010.

Notary Public

MY COMMISSION EXPIRES: March 03, 2014

(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Deanie L. Gregory, Attorney 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
William R. Emery c/o Amber Rhodes	Same as New Owners	04313001400
(NAME)	(NAME)	
4019 Old Hillsboro Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37264 (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, David M. Edgin, unmarried and Annette Edgin, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William R. Emery and Larry M. Emery as tenants in common, **a one-half undivided interest each** , 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 the 11th, formerly the 19th Civil District of Davidson County, Tennessee, described according to a survey made by H. Gee, Surveyor, dated May 15, 1954, as follows:

BEGINNING at a point on the northerly margin of Old Hickory Blvd., the southwest corner of the property conveyed to David I. Huggins and wife, Almagene Johnson Huggins, by deed from Ernest E. French and wife, of record in Book 1383, Page 602, Register's Office for Davidson County, Tennessee; thence with Huggins' westerly line north 13 deg. 19 min. East 303.11 feet; thence South 81 deg. 50 min. West 61.25 feet; thence South 13 deg. 19 min. West 303.11 feet to a point in the northerly margin of Old Hickory Boulevard; thence with the same, North 81 deg. 50 min. East 61.25 feet to the beginning.

Being the same property conveyed to David M. Edgin, unmarried and Annette Edgin, unmarried by Warranty Deed from Earl Wayne Carnahan and wife, Nancy Carnahan; Joe Harrell Carnahan, unmarried; David Roy Carnahan, unmarried; Ricky Dale Carnahan and wife, Judy Carnahan; Tammy Joann Mangrum, unmarried and Roger Lee Carnahan, unmarried as the heirs-at-law of Rosie Lee Carnahan, deceased, which deed is dated September 15, 2006 and recorded as Instrument No. 20060926-0118787, Register's Office for Davidson County, Tennessee.

Annette Edgin and Mary Annette Edgin are one and the same person.

unimproved ☑

This is improved ☐ property, known as 303 Old Hickory Blvd., Madison, TN 37115
(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 23rd day of November, 2010.

David M. Edgin
David M. Edgin

Annette Edgin
Annette Edgin

BILL GARRETT, Davidson County
Trans:T20100076598 DEEDWARR
Recvd: 12/06/10 09:29 2 pgs
Fees:13.00 Taxes:185.00

20101206-0096826

STATE OF TENNESSEE

COUNTY OF Davidson

On this 23rd day of November, 2010, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **David M. Edgin and Annette Edgin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
March 03, 2014

Notary Public: Deanie L. Gregory

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY