564.30

WARRANTY DEED P-CL-11-1808	STATE OF Tennessee COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,000.00 Affiant Subscribed and sworn to before me this 3rd DAY OF February, 2011. Notary Public MY COMMISSION EXPIRES: 5/14/2013 (AFFIX SEAL)
THIS INSTRUMENT WAS PREPARED BY	
Rudy Title / Cool Springs Office 1896 General George Patton Drive Franklin, TN 37067	

ADDRESS NEW OWNER(S) AS FOLLOWS. (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Emmel	MERS	
1808 Champions Drive (ADDRESS)	PO BOX 2026 (NAME)	
Nashville, TN 37211-6864 (CITY) (STATE) (ZIP)	FLINT MI 48501-2026 (ADDRESS) (CITY) (STATE) (ZIP)	172080B05600CO

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 MARY F SLAUGHTER AND BRENT A. NIEMAN, WIFE AND HUSBAND, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BRIAN EMMEL , UNMARRIED, 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 all of Lot No. 56, on the Final Plat, Phase Two, Bridle Downs, as shown by plat appearing of record in Plat Book 7900, Page 241, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to MARY F. SLAUGHTER AND BRENT A. NIEMAN, WIFE AND HUSBAND by Deed from JOHNNA LYNNE BAKER, UNMARRIED, dated 09/26/2003 and filed for record on 09/29/2003 in Instrument 200309290143478, Register's Office for DAVIDSON County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1808 CHAMPIONS DR, NASHVILLE, Tennessee 37211-6864
(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 3rd day of February, 2011.

Mary F. Slaughter

Brent A. Nieman

BILL GARRETT, Davidson County
Trans:T20110010433 DEEDWARR
Recvd: 02/18/11 14:14 2 pgs
Fees:13.00 Taxes:551.30
20110218-0014061

STATE OF Georgia
COUNTY OF DeKalb

On this the 3rd day of February, 2011, before me personally appeared Mary F. Slaughter and Brent A. Nieman, wife and husband to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 3rd day of February, 2011

Eugenia M Samuels
Notary Public

My Commission Expires:

(SEAL)

EUGENIA M SAMUELS
Notary Public
Dekalb County
State of Georgia
My Commission Expires Jul 5, 2013

RETURN TO:
Rudy Title / Cool Springs Office
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959

MS BN