Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #12-1114

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael Richard Emerson, Successor Trustee of The Kathleen W. Emerson Living Trust, established by the Revocable Trust Agreement of Kathleen W. Emerson, dated January 4, 2006,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Milton Lenoy McMullen, Jr. and wife, Sonja S. McMullen,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land lying in Davidson County, Tennessee, more particularly described as follows:

Lot No. 28 on the Plan of Burton Hills Village of Cherry Glen, Phase, 4, as of record in Plat Book 9700, page 664, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kathleen W. Emerson, Trustee of The Kathleen W. Emerson Living Trust, established by the Revocable Trust Agreement of Kathleen W. Emerson, dated January 4, 2006 by deed from Kathleen W. Emerson dated January 4, 2006, of record as Instrument No. 20060106-0002356, Register's Office for Davidson County, Tennessee; and by deed from Michael F. Hays and Harriet N. Hays of record as Instrument No. 20040722-0087642, Register's Office for Davidson County, Tennessee. Said Michael Richard Emerson has been named the Successor Trustee by the terms and conditions of said Trust. A Certification of Trust is attached hereto as an exhibit and is incorporated herein.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 708 Sweet Cherry Court, Nashville TN, 37215.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 7th day of May, 2012.

Michael Richard Emerson, Successor Trustee of The Kathleen W. Emerson Living Trust, established by the Revocable Trust Agreement of Kathleen W. Emerson, dated January 4, 2006.

By: _____
Michael Richard Emerson, Trustee

BILL GARRETT, Davidson County
Trans:T20120033890 DEEDWARR
Recvd: 05/08/12 13:22 4 pgs
Fees:23.00 Taxes:1517.00
20120508-0039813

State of Tennessee)
County of Davidson)

On this 7th day of May, 2012, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Michael Richard Emerson, Successor Trustee, of The Kathleen W. Emerson Living Trust, established by the Revocable Trust Agreement, dated January 4, 2006, the bargainor, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-8-13

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 410,000.00.

X
Affiant

Sworn and subscribed before me on this the 7th day of May, 2012.

Notary Public

My Commission Expires: 7-8-

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Milton Lenoy McMullen, Jr. 708 Sweet Cherry Court Nashville, TN 37215	Owner	131-6-H-89

Certification of Trust

The Kathleen W. Emerson Living Trust, established by the Revocable Trust Agreement of Kathleen W. Emerson, dated January 4, 2006

State of Tennessee)
County of Davidson)

The undersigned Michael Richard Emerson, individually, and as Successor Trustee of The Kathleen W. Emerson Living Trust, established by the Revocable Trust Agreement of Kathleen W. Emerson, dated January 4, 2006 ("Trust"), after being duly sworn according to law, states that the following is a certified summary of the provisions contained in, and is intended to serve as evidence of the existence and validity of the above referenced Trust.

The above referenced Trust is currently in existence by a certain Revocable Trust Agreement executed on January 4, 2006. The currently acting Successor Trustee is Michael Richard Emerson.

The referenced Trust grants to the currently serving Successor Trustee, and incorporates by reference, the powers set out and described in applicable Tennessee Law. The Trust grants the serving Trustee, or Successor Trustee, the power and authority to sell and convey real property without the joinder of any beneficiaries.

The Trust is revocable, and the parties having the power to revoke are the named beneficiaries.

The Trust designates one or more Successor Trustee, and any third party may rely on the authority of any Successor Trustee without proof or documentation that such named Successor Trustee has succeeded to the position and authority of Trustee.

To the best of the undersigned's knowledge and information, the Trust has not been revoked, modified, or amended in any manner that would cause the representations contained in this Certificate of Trust to be incorrect.

Successor Trustee

Michael Richard Emerson, Individually

Subscribed and sworn to before me this day of May, 2012.

Notary Public
My Commission expires: 7-8-13

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Richard Emerson, Trustee, and Michael Richard Emerson, individually, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this day of May, 2012.

Notary Public My Commission expires: 7-8-13

Prepared by: Kenneth M. Ballew, Attorney at Law
30 Burton Hills Blvd.
Nashville, TN 37215