WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $31,500.00

Deanie L. Gregory
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of August, 2012.

Sandy Balent
Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

SANDY BALENT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

BILL GARRETT, Davidson County
Trans: T20120060365 DEEDWARR
Recvd: 08/14/12 10:50 2 pgs
Fees: 13.00 Taxes: 116.55

20120814-0072558

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Deanie L. Gregory	Deanie L. Gregory	043020A138.00
(NAME)	(NAME)	
200 Madison Street	200 Madison Street	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Emerald Creek Properties, A General Partnership, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DEANIE L. GREGORY, AN UNMARRIED WOMAN, HEREINAFTER CALLED THE GRANTEE, HER 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 Lot No. 138 on the Plan of Cedarwood Courtyard Homes, as shown on Plat of record in Plat Book 5200, Pages 60-61 as clarified by Clarification of Plat of record in Book 5497, Page 800, in the Register's Office for Davidson County, Tennessee to which plats reference is here made for a more particular description thereof.

Being the same property conveyed to Emerald Creek Properties by Cash Deed for Tennessee from The Secretary of Housing and Urban Development of Washington D. C. dated August 13, 2012 and recorded in Instrument No. 20120814-0072557, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2012 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO THOSE MATTERS SET FORTH ON THE PLAN OF CEDARWOOD COURTYARD HOMES OF RECORD IN PLAT BOOK 5200, PAGES 60-61 AND AS CLARIFIED BY CLARIFICATION OF PLAT OF RECORD IN BOOK 5497, PAGE 800, SAID REGISTER'S OFFICE; FURTHER SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CEDARWOOD COURTYARD HOMES, INC. OF RECORD IN BOOK 5495, PAGE 661, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND SUPPLEMENTARY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CEDARWOOD COURTYARD HOMES, INC. OF RECORD IN BOOK 5669, PAGE 132; BOOK 6053, PAGE 422; BOOK 6119, PAGE 402; BOOK 6216, PAGE 434, SAID REGISTER'S OFFICE AS AMENDED IN BOOK 6707, PAGE 216; BOOK 9010, PAGE 503 AND BOOK 9010, PAGE 905, SAID REGISTER'S OFFICE. ALSO SUBJECT TO BY-LAWS OF CEDARWOOD COURTYARD HOMES HOMEOWNERS ASSOCIATION, INC. OF RECORD IN BOOK 5307, PAGE 231; AMENDED IN BOOK 6062, PAGES 284-285, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SUBJECT TO TERMS AND CONDITIONS OF MASTER DEED OF RECORD IN BOOK 5707, PAGE 121 AS AMENDED IN BOOK 5720, PAGE 912 AND BOOK 5776, PAGE 741, SAID REGISTER'S OFFICE AND SUBJECT TO SANITARY SEWER AND /OR STORM DRAINAGE EASEMENT OF RECORD IN BOOK 4845, PAGE 36, SAID REGISTER'S OFFICE.

unimproved ☐

This is improved ☑ property, known as 138 Cedarwood Lane, Madison, TN

(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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, her 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 10th day of August, 2012.

EMERALD CREEK PROPERTIES
A GENERAL PARTNERSHIP

By: _____
Gregg K. Self, General Partner

By: _____
Heather L. Self, General Partner

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the partner(s) of **Emerald Creek Properties, A General Partnership**, the within named bargainor, a partnership, and they as such partner(s) executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by themselves as partner(s).

WITNESS my hand and seal this 10th day of August, 2012.

My Commission Expires:
1-9-16

Notary Public,

Return To:
DEANIE L. GREGORY, ATTORNEY-AT-LAW
Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

