WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120073986 DEEDWARR
Recvd: 10/01/12 13:58 2 pgs
Fees:13.00 Taxes:351.50
20121001-0089229

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of September, 2012.

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: 3-3-2014

(AFFIX SEAL)

DEANIE L. GREGORY 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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Arthur Williamson	New Owner	051100A12400CO
(NAME)	(NAME)	
1526 B Lewis Road		
(ADDRESS)	(ADDRESS)	
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 ARTHUR WILLIAMSON, UNMARRIED, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 1526-B, Plan of Oakland Trace, Planned Unit Development, of record in book 6250, Page 906, Register's Office for said county, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed on July 6, 2012 by Cash Deed for Tennessee from The Secretary of Housing and Urban Development to Emerald Creek Properties of record in Instrument No. 20120710-0060378, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THOSE MATTERS SET FORTH ON THE BOUNDARY PLAT OF OAKLAND TRACE OF RECORD IN BOOK 6250, PAGE 498 AND ON THE PLAN OF OAKLAND TRACE OF RECORD IN BOOK 6250, PAGE 906, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; FURTHER SUBJECT TO DEED TO OAKLAND TRACE HOMEOWNERS ASSOCIATION OF RECORD IN BOOK 6859, PAGE 183, SAID REGISTER'S OFFICE AND SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN BOOK 6840, PAGE 637 AND IN INSTRUMENT NO. 20010629-0069331, SAID REGISTER'S OFFICE.

unimproved ☐

This is improved ☑ property, known as 1526 B Lewis Road, 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 GRANTEE, his 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, his 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 24th day of September, 2012.

EMERALD CREEK PROPERTIES
A GENERAL PARTNERSHIP

By:_____
Greg 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**, 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).

* Greg K. Self and Heather L. Self

WITNESS my hand and seal this 24th day of September, 2012.

My Commission Expires:
March 03, 2014

Notary Public, Deanie L. Gregory

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

