WARRANTY DEED

ET-12-2761

STATE OF Tennessee
COUNTY OF Davidson Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF October, 2012.

Notary Public

MY COMMISSION EXPIRES: 10/05/15

(AFFIX SEAL)

BEVERLY J. HEATHLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas H. Emmers	Mortgage Investors Group	
1680 Stokley Lane	8320 E. Walker Springs Ln; Ste 200	064-01-130.00
Old Hickory, TN 37138	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 JOHN L. FORD III AND SANDRA H. FORD, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto THOMAS H. EMMERS AND WIFE, ROBERTA L. EMMERS, 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 Lot 87, PHASE 2, CLEVELAND HALL SUBDIVISION, as shown on plat of record in Instrument No. 20020304-0026804, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to John L. Ford, III and Sandra H. Ford, Husband and Wife by Warranty Deed from Anthony G. Barrett, recorded on the 1st day of September, 2005 in Instrument No. 20050901-0105274, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1680 Stokley Lane, Old Hickory, Tennessee 37138
(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 31st day of October, 2012.

John L. Ford III

Sandra H. Ford

BILL GARRETT, Davidson County
Trans:T20120084385 DEEDWARR
Recvd: 11/05/12 13:32 2 pgs
Fees:13.00 Taxes:1165.50

20121105-0101793

STATE OF Tennessee

COUNTY OF Wilson

On this the 31st day of October, 2012, before me personally appeared John L. Ford III and Sandra H. Ford, husband and wife 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 31st day of October, 2012.

Notary Public

My Commission Expires: 10/05/15

(SEAL)

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.

RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520