NEW OWNER:

Akeysha D. Embry
2601 Solon Drive
Nashville, TN 37206

SEND TAX BILLS TO:
NEW OWNER

Map 083
Group 04-0
Parcel 275.00

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Ave.
Lebanon, TN 37087
FILE NO: 12-0820

BILL GARRETT, Davidson County
Trans:T20120087146 DEEDWARR
Recvd: 11/15/12 09:02 2 pgs
Fees:13.00 Taxes:414.40
20121115-0105145

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Twelve Thousand and 00/100 Dollars ($112,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **ALTON EMBRY and wife, TRACY EMBRY** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **AKEYSHA D. EMBRY,** ("Grantee"), her successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 19 on the plan of Rosebank Terrace, Section 2, of record in Book 5210, Page 31, Register's Office for said County.

Said Lot No. 19, which is a corner lot, fronts 55 feet on the southeasterly margin of Solon Drive and fronts 111.39 feet on the easterly margin of an unnamed street, said frontages being joined by a curve have an arc of 39.27 feet, and extends back 120.07 feet on the southeasterly line to a point of intersection.

Being the same property conveyed to Alton Embry and wife, Tracy Embry by Quit Claim Deed from Alton Embry dated October 19, 2005, and of record in Instrument No. 20051020-0126422, Register's Office for Davidson County, Tennessee. For further reference, see also Quit Claim Deed of record in Instrument No. 20010517-0051112, and Quit Claim Deed of record in Record Book 8426, Page 717, and Warranty Deed of record in Record Book 6106, Page 154, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 2601 Solon Drive, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free,

clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 8th day of November, 2012.

ALTON EMBRY

TRACY EMBRY

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, ALTON EMBRY AND TRACY EMBRY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument.

WITNESS my hand and official seal at office this 8th day of November, 2012.

NOTARY PUBLIC

My commission expires: 6-2-2013

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $112,000.00.

AFFIANT

Sworn to and subscribed to before me this 8th day of November, 2012.

NOTARY PUBLIC

My commission expires: 4-9-16

LESLIE D. SWENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY