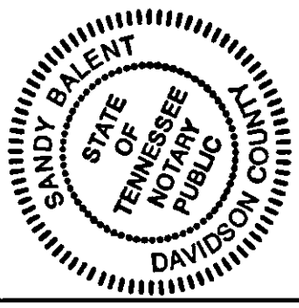
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of December, 2012.

Notary Public

MY COMMISSION EXPIRES: 2-4-16

(AFFIX SEAL)

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
Takoah P. Futch		052050A22600co
(NAME)	(NAME)	
(ADDRESS)	(ADDRESS)	
, TN		
(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, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Takoah Futch, 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:

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

Being Lot No. 10 on the Plan of Idlewild Court, as shown by plat of record in Plat Book 6250, Page 563, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed on October 3, 2012 by Cash Deed for Tennessee from The Secretary of Housing and Urban Development to Emerald Creek Properties, of record in Instrument No. 20121004-0091180, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS THEREAFTER; SUBJECT TO THOSE MATTERS SET FORTH ON THE PLAN OF IDLEWILD COURT OF RECORD IN PLAT BOOK 6250, PAGE 563, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNNESSEE; SUBJECT TO ANY COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, DEED, CHARTERS FOR HOMEOWNER'S ASSOCIATION, ETC., WHICH MAY BE OF PUBLIC RECORD.

THE ABOVE DESCRIBED PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR NAMED HEREIN

unimproved ☐

This is improved ☑ property, known as 1213 Idlewild Place, 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, 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 14th day of December, 2012.

BILL GARRETT, Davidson County
Trans:T20120096494 DEEDWARR
Recvd: 12/18/12 08:36 2 pgs
Fees:13.00 Taxes:362.23

20121218-0116284

File No.: 2012-0596
GRE TN Warranty Deed

Emerald Creek Properties

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 **Greg K. Self and Heather L. Self,** with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the General Partners of **EMERALD CREEK PROPERTIES, A GENERAL PARTNERSHIP,** and that they as such General Partners, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **EMERALD CREEK PROPERTIES** by themselves as General Partners.

Witness my hand and official seal at office at Madison, Tennessee, this the 14th day of December 2012.

My commission expires: 1-9-16

Sandy Balent
Notary Public

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115
(615) 865-1470
File Number: 2012-0441

