BILL GARRETT, Davidson County
Trans:T20130015105 DEEDWARR
Recvd: 02/22/13 14:22 2 pgs
Fees:13.00 Taxes:5735.00
20130222-0018061

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: TN132709

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,550,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of February, 2013.

NOTARY PUBLIC

My commission expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melzena Cartwright, Trustee of the T and T Trust 828 Otter Creek Rd. Nashville, TN 37220	Same address as new owner	146100076.00

FOR AND IN CONSIDERATION of the sum of One Million Five Hundred Fifty Thousand and 00/100 Dollars ($1,550,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **EMPORIA, LLC, a North Carolina Limited Liability Company,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **MELZENA CARTWRIGHT, TRUSTEE OF THE T AND T TRUST,** hereinafter called the Grantee, its successors and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Certain land in Davidson County, State of Tennessee, being more particularly described as follows (the property)

Land in Davidson County, Tennessee being Lot 8, as shown on the map entitled The Estates at Radnor Lake, of record in Instrument 20060112-0004786, Register's Office for Davidson County, Tenn, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Emporia, LLC on February 4, 2011 recorded on February 7, 2011 by Warranty deed of record at Instrument No. 20110207-0010602, Register's Office for Davidson County, Tennessee.

This is improved property more commonly known 828 Otter Creek Road, Nashville, TN 37220.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, its successors and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that it is unencumbered except by lien of the 2013 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and binds itself, its successors and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 15th day of February, 2013.

EMPORIA, LLC

By: William B. Bailey, authorized agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 15 day of February, 2013, before me, appeared William B. Bailey, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is an authorized agent of Emporia, LLC, a North Carolina limited liability company, and that said instrument was signed on behalf of said Emporia, LLC, and said agent acknowledged said instrument to be the free act of deed of said Emporia, LLC.

WITNESS my hand and seal, this the 15 day of February, 2013.

Notary Public

David Webber

Printed Notary Name

My commission expires: 9/29/14

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 9-29-2014