This Instrument Prepared by:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

MAP: 016000
PARCEL: 274.00

New Owners Address:
Larry F. Emmerling
2251 Gallop Lane
Goodlettsville, TN 37072

Send Tax Bills to:
Wells Fargo Bank, N.A.
2701 Wells Fargo Way
Minneapolis, MN 55467-8000

BILL GARRETT, Davidson County
Trans:T20130044130 DEEDWARR
Recvd: 05/28/13 11:28 2 pgs
Fees:13.00 Taxes:1072.63
20130528-0053392

WARRANTY DEED

THIS INDENTURE, made this 21st day of May, 2013 between

James E. Hockaday, Jr. and wife, Krista L. Hockaday

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Larry F. Emmerling, a married man

of Davidson, County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

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

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Saddleback Farms, of record in Plat Book 9700, Page 333 and amended in Book 10455, Page 832 and further amended in Book 10455, Page 840, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to James E. Hockaday, Jr. and wife, Krista L. Hockaday by Warranty Deed dated 7/26/04 from Eric T. Berger and wife, Lisa Berger of record in Instrument Number 20040818-0099896, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2013 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets their hand and seal the day and year first above written.

James E. Hockaday, Jr.

Krista L. Hockaday

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, James E. Hockaday, Jr. and Krista L. Hockaday, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 21st day of May, 2013.

Karen B Heavener
Notary Public

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/3/15

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $289,900.00.

Affiant

Sworn to and subscribed before me, this 21st day of May, 2013.

Karen B. Heavener
Notary Public

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/3/15