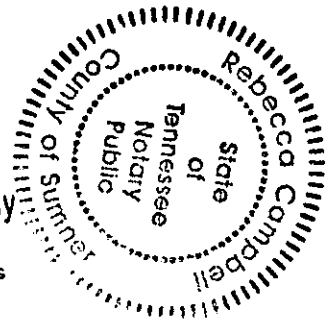
File No. 130424

WARRANTY DEED



BILL GARRETT, Davidson County
Trans:T20130047033 DEEDWARR
Recvd: 06/05/13 13:38 2 pgs
Fees:13.00 Taxes:601.25



20130605-0057213

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MAY, 2013.

Notary Public

MY COMMISSION EXPIRES: January 26, 2016.
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Salem Emamalie		064-16-0E-110.00 CO
(NAME)	(NAME)	
317 Griffin Place	SAME	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Morgan Williams, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Salem Emamalie and Ashley Miceli, as joint tenants with right of survivorship HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Located in Davidson County, Tennessee, being all of Unit No. 110, Building 29, as shown on the Site Layout Exhibit Plat of Truxton Village, attached as Exhibit "A-1" to the Declaration of Covenants, Conditions and Restrictions for the Townhomes of Truxton Village, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, of record in Instrument No. 20061025-0132473, as amended and restated in Instrument No. 20061106-0137656 and further amended in Instrument No. 20071105-0130490, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description, together with the undivided percentage interest in the Common Elements appurtenant to said Unit.

BEING the same property conveyed to Morgan Williams, unmarried, by Warranty Deed from Phillips Builders, LLC, dated 9/4/08 and recorded 9/10/08 in Instrument No. 20080910-0092476, in the Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 317 Griffin Place, Hermitage, TN 37076

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Morgan Williams

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Morgan Williams, unmarried, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of May, 2013.

Commission expires: January 26, 2016

Rebecca Campbell Notary Public

