Return to: John T. Cook, P.C.

Box 14
File #25128-4

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130064815 DEEDWARR
Recvd: 07/30/13 09:05 2 pgs
Fees: 13.00 Taxes: 333.00
20130730-0078969

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $90,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of July, 2013.

Notary Public

My commission expires: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Beverly R. Bishop	**Guaranty Trust Company**	**Map 135-12-0-B Parcel 003.00CO**
2158 Nashboro Boulevard	**3500 Parkway Lane, Suite 415**	
Nashville, TN 37217	**Norcross, GA 30092**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Richard C. Emrich, Jr., an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Beverly R. Bishop, an unmarried woman

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:

Land in Davidson County, Tennessee, being Unit No. 3 on the Plan of Nashboro Village, Tract 7, a Horizontal Property Regime with Private Elements, a Planned Unit Development., of record in Book 11700, pages 49 and 50, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Richard C. Emrich, Sr. Living Trust, Richard C. Emrich, Sr., Trustee, u/a/d May 12, 2000 by Deed from NVR, Inc., a Virginia Corporation, Trading as Fox Ridge Homes, dated October 30, 2002, of record in Instrument No. 20021105-0135770, Register's Office for Davidson County, Tennessee. The property was further conveyed to Richard C. Enrich, Jr. by Quitclaim Deed from Richard C. Emrich, Sr., and Rick Queen each a Co-Trustee of the Richard C. Emrich, Sr. Living Trust u/a/d May 12, 2000, dated March 22, 2011, of record in Instrument No. 20110322-0022295, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following exceptions:

(1) The Plan of record in Book 11700, Pages 49 and 50, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

(2) All matters shown on the Revised Plan of Nashboro Village Open Space and Recreational Area, of record in Book 4860, pages 72 thru 76, said Register's Office.

(3) All matters shown on the Boundary Plat of record in Book 4660, page 156, and in Instrument No. 20020710-0083054, Register's Office for Davidson County, Tennessee.

(4) Declaration of Covenants, Conditions and Restrictions of Fairway Pointe Homeowner's Association, Inc., of record in Book 11703 Page 520, amended in Instrument No. 20000316-0027171, in Instrument No. 20031118-0168332, in Instrument No. 20050222-0018813 and in Instrument No. 2005022-0018814, Register's Office for Davidson County, Tennessee.

(5) Declaration of Covenants and Restrictions, of record in Book 4827, page 14, Register's Office for Davidson County, Tennessee.

(6) Charter of Fairway Pointe Homeowners' Association, Inc. of record in Book 11703, page 518, Register's Office for Davidson County, Tennessee.

(7) By-Laws of Fairway Homeowners' Association, Inc. of record in Book 11703, page 560, Register's Office for Davidson County, Tennessee.

(8) Conveyance of common area to Fairway Pointe Homeowner's Association, Inc., of record in Instrument No. 20001010-0100360, Register's Office for Davidson County, Tennessee.

(9) Fairway Pointe Homeowner's Association Parking Rules, of record in Instrument No. 20091105-0102438, revised in Instrument No. 20110923-0073937, Register's Office for Davidson County, Tennessee.

(10) Right-of-way easement to Sanitary Sewers and/or Storm Drainage Easement, of record in Book 8870, Page 887, Register's Office for Davidson County, Tennessee.

(11) Public Right of Way Dedication of record in Book 4460, pages 149 thru 151, Register's Office for Davidson County, Tennessee.

(12) Memorandum of Lease of record in Book 10690, page 327, Register's Office for Davidson County, Tennessee.

(13) Overhead Line Easement, of record in Book 4815, page 425, Register's Office for Davidson County, Tennessee.

(14) Easement for Golf Cart Paths, of record in Book 10110, page 854, Register's Office for Davidson County, Tennessee.

(15) Easement set forth in the Judgment of Declaration of Taking for Percy Priest Dam, of record in Book 4254, page 410, Register's Office for Davidson County, Tennessee.

(16) Cable Television Easement and Maintenance Agreement, of record in Instrument No. 20001012-01501575, Register's Office for Davidson County, Tennessee.

(17) Taxes for 2013 and subsequent years, which have been prorated and assumed by the Grantee(s) herein.

This is improved (__ X__) Unimproved (____) property, known as **2158 Nashboro Boulevard, Nashville, TN 37217**

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 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.

Witness my/our hand(s) this **29th** day of **July, 2013.**

Richard C. Emrich, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Richard C. Emrich, Jr.,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **29th** day of **July, 2013.**

Notary Public

My Commission Expires:_____

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017