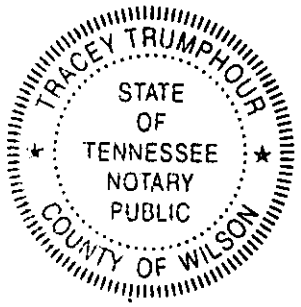
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,500.00

Sara S. Goodman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of August, 2013.

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: 9.2.2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sara S. Goodman	Franklin Synergy Bank	095-12-O-109.00
(NAME)	(NAME)	
1817 Berrywood Road	3301 Aspen Grove Rd, Ste 106	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130070376 DEEDWARR
Recvd: 08/15/13 11:11 2 pgs
Fees:13.00 Taxes:508.75
20130815-0085833

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Mary A. Emigh, married**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Sara S. Goodman, single woman**, hereinafter called the GRANTEE(S), their heirs and/or 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 Lot No. 5 on the Plan of Meadowview Acres, of record in Plat Book 2133, page 60, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to James D. Brewer by Deed from Belinda Brooks, unmarried, dated 04/04/2003 and filed for record on 04/11/2003 in Instrument 200304110048621, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mary A. Emigh, unmarried by Deed from James D. Brewer, dated 04/26/2010 and filed for record on 05/06/2010 in Instrument 201005060034461, Register's Office for Davidson County, Tennessee.
Said property is not the marital residence of the Grantor.

All matters as set forth per Book 2133, Page 50, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4365, Page 757, said Register's Office.
County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2625 Emery Drive, Nashville, TN 37214-3145
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-16350
SMG TN Warranty Deed

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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(S), their heirs and/or 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 August, 2013.

Mary A. Emigh

State of Tennessee
County of Wilson

Personally appeared before me Mary A. Emigh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of August, 2013.

Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122