WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $24,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of August, 2013.

Notary Public

MY COMMISSION EXPIRES: March 03, 2014

(AFFIX SEAL)

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, Attorney
GREATER NASHVILLE TITLE AND
CLOSING COMPANY
200 Madison Street
Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Emerald Creek Properties, a General Partnership	Emerald Creek Properties, a General Partnership	16800010400; 16800013300; 16800010500
(NAME)	(NAME)	
P. O. Box 616	P. O. Box 616	
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37070-0616	Hendersonville, TN 37070-0616	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, James Ellis, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EMERALD CREEK PROPERTIES, A GENERAL PARTNERSHIP, HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

THREE TRACTS OF LAND IN DAVIDSON COUNTY, TENNESSEE, described as follows:

TRACT NO. I: BEGINNING at a planted stone on the north side of Hester and Beasley Road; thence North 27 1/2 deg. West 23 poles to a stake; thence South 52 deg. West 8 poles to a stake; thence South 27 1/2 deg. East 23 poles to the Hester and Beasley Road; thence North 52 deg. East 8 poles to the point of beginning, containing 1.15 acres, more or less.

TRACT NO. II: BEGINNING at a stake in the centerline of Hester Beasley Road at W. J. McNeil's northwest corner; thence with Hester Beasley Road, North 52 deg. West 7 poles to a stake; thence South 27 1/2 deg. West 23 poles and crossing the hollow to a stake on hillside; thence South 52 deg. East 7 poles to W. J. McNeil's southwest corner; thence with said W. J. McNeil's north boundary line, North 27 1/2 deg, East 23 poles to the beginning, containing 1 acre, more or less.

TOGETHER WITH AN EASEMENT FOR SEWAGE DISPOSAL AND FUTURE REPAIR PURPOSES ACROSS TRACTS NOS. I AND III herein described as set out in Dedication of Easement of record in Book 7336, Page 709, said Register's Office.

TRACT NO. III: BEGINNING at a point on the North side of Hester Beasley Road, said point being South 52 deg. West 8 poles from the original southeast corner of the John A. McNeal property; thence North 27 1/2 deg. West along the property line of J. A. McNeal and W. J. McNeal, 23 poles to a point; thence South 52 deg. West 6 poles to a point; thence South 27 1/2 deg. East 23 poles to a point in the north margin of Hester Beasley Road; thence North 52 deg. East 6 poles to the point of beginning and containing approximately 1.1 acre, more or less.

Being the same property conveyed to James T. Ellis and wife, Elisa Taylor Ellis by Warranty Deed from William Boswell Koogler which deed is dated October 14, 1981 and recorded in Book 5806, Pages 886-890 in the Register's Office for Davidson County, Tennessee. The said Elisa Ellis aka Elisa Taylor Easterling having since conveyed all her right, title and interest in and to herein described property to James Ellis by Quitclaim Deed dated July 11, 2012 and recorded as Instrument No. 20120817-0074105 in the Register's Office for Davidson County, Tennessee.

The above described properties are not the principal residence of the Grantor herein.

BILL GARRETT, Davidson County
Trans: T20130072186 DEEDWARR
Recvd: 08/21/13 10:19 2 pgs
Fees: 13.00 Taxes: 88.80
20130821-0088039

unimproved ☒ 0 and 8937 Hester Beasley Rd., Nashville, TN 37221

This is improved ☑ property, known as 8931 Hester Beasley Road, Nashville, TN 37221

(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 GRANTEE, its heirs and assigns forever; and we do covenant with the said GRANTEE 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, its 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 hand this 19th day of August, 2013.

James T. Ellis

James Ellis

STATE OF TENNESSEE

COUNTY OF Davidson * T.

On this 19th day of August, 2013, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **James Ellis**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
March 03, 2014

Notary Public,



Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115