This Instrument Prepared By:
TITLE ESCROW OF BRENTWOOD, INC.
5111 Maryland Way, Ste. 205
Brentwood, TN 37027
(615)221-0032

BILL GARRETT, Davidson County
Trans:T20130089995 DEEDWARRSP
Recvd: 10/18/13 13:54 3 pgs
Fees:18.00 Taxes:573.50
20131018-0109181

ADDRESS NEW OWNER:
Benjamin Emmrich, et ux
1108 Petway Avenue
Nashville, TN 37206

SEND TAX BILL:
Benjamin Emmrich, et ux
1108 Petway Avenue
Nashville, TN 37206

MAP AND PARCEL:
08305018700

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 155,000.00.

AFFIANT

Subscribed and sworn to before me this 16th day of October, 2013.

NOTARY PUBLIC

ANN B. WADDELL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 10/5/15

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable considerations accepted, the receipt and sufficiency of which is hereby acknowledged, **Judy A. Fox Dahl**, has this day bargained and sold, and do hereby transfer and convey unto **Benjamin Emmrich and wife, Kalie E. Holtermann,** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, INCORPORATED HEREIN
This is improved property known 1108 Petway Avenue, Nashville, TN 37206.

And now **Judy A. Fox Dahl,**. for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby convey all of their interest unto the **Benjamin Emmrich and wife, Kalie E. Holtermann-Emrich**, their heirs and assigns, forever; and Grantor(s) covenant with the said Grantee(s) that the same is conveyed subject to such limitations and restrictions as may affect the premises. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 16th day of October, 2013.

Judy A Fox Dahl by Jim Hodge Attorney in Fact

Judy A. Fox Dahl

By: Jim Hodge, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Jim Hodge,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is **the Attorney-in-Fact for Judy A. Fox Dahl**, the bargainor, and as such Attorney-in-Fact, being so authorized executed the within Deed for the purposes therein contained.

Witness my hand and official seal this the 16th day of October, 2013.

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 10/5/15

File No.: 2013-146

EXHIBIT A

Being Lot No. 15 on the plan of Cobb's Subdivision of R. K. Brown Property of record in Book 332, page 144, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Robert D. Galloway and wife, Phyllis E. Galloway, one-half undivided interest, and Bill E. Fox and wife, Diann E. Fox, one-half undivided interest, by deed from Charles Donald Nixon of record in Book 10445, page 494, Register's Office for Davidson County, Tennessee. Robert D. Galloway and wife, Phyllis E. Galloway Quitclaimed their one-half undivided interest to Robert D. Galloway, Sr. and Phyllis E. Galloway as Trustees of the Robert D. Galloway, Sr. and Phyllis E. Galloway Living Trust dated 2/27/01 of record in Instr. No. 20010305-0020416, said Register's Office. Robert D. Galloway and wife, Phyllis E. Galloway Quitclaimed their interest to Bill E. Fox and wife, Diann E. Fox of record in Book 20070906-0107183, said Register's Office. Diann Fox having died on 3/24/09 leaving property vested in Bill E. Fox as surviving spouse. Robert D. Galloway, Sr. and Phyllis E. Galloway as Trustees of the Robert D. Galloway, Sr. and Phyllis E. Galloway Living Trust dated 2/27/01 Quitclaimed their interest to Judy A. Fox Dahl of record in Instr. No. 20131018-0109178, said Register's Office. William (Bill) E. Fox having died on 4/14/13, intestate. His sole heir-at-law being his only daughter, Judy A . Fox Dahl as evidence by an Affidavit of Heirship of record in Instr. No. 20131018-0109179, said Register's Office.