NEW OWNER:

Al Embry
Tracy Embry
4049 Brandywine Pointe Blvd.
Old Hickory, TN 37138

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 13-1131

Map/Parcel: 051 08-0 073.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20130094186 DEEDWARR
Recvd: 11/04/13 14:19 2 pgs
Fees:13.00 Taxes:194.25
20131104-0114374

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Fifty-Two Thousand Five Hundred and 00/100 Dollars ($52,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **MICHAEL C. TRENTICOSTA** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **AL EMBRY and wife, TRACY EMBRY** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 24 in Block "1" on the Revised Plan of Power & Roth Madison Park Subdivision of record in Book 843, Page 7, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed by Warranty Deed from James B. Cantrell, Jr., married to Maria Pineda, unmarried as recorded on the 17th day of February, 2005 in Instrument No. 20050217-0018283; Substitute Trustee's Deed from Shapiro & Kirsch, LLP, as Substitute Trustee to Secretary of Housing and Urban Development, Washington, D.C. as recorded on the 5th day of June, 2012 in Instrument No. 20120605-0048834 and Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C. to Michael C. Trenticosta as recorded on the 30th day of August, 2012 in Instrument No. 20120830-0078538, in the Register's Office of Davidson County, Tennessee.

This is IMPROVED property known as 260 Emmitt Ave., Madison, TN 37216.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 28th day of **October, 2013**.

MICHAEL C. TRENTICOSTA

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, MICHAEL C. TRENTICOSTA, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 25th day of **October, 2013**.

NOTARY PUBLIC

My commission expires: 5-30-17

TODD A. TRESSLER II STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is $ **52,500.00** .

AFFIANT

Sworn to and subscribed to before me 25th day of **October, 2013**.

NOTARY PUBLIC

My commission expires: 5-30-17

TODD A. TRESSLER II STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY