BILL GARRETT, Davidson County
Trans:T20130097983 DEEDWARR
Recvd: 11/18/13 14:59 2 pgs
Fees:13.00 Taxes:1344.95

20131118-0118892

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $363,500.00

Affiant

Subscribed and sworn to before me, this 14th day of November, 2013

Notary Public

MY COMMISSION EXPIRES: 07/03/17
(AFFIX SEAL)

RACHEL BEAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael B. Martinovich	AmeriFirst Financial Corporation	083-10-0
(NAME)	(NAME)	(MAP)
1815 Forrest Avenue	616 West Central Avenue	271.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37206	Portage, MI 49024	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, I/we, Justin Emmanuel and wife, Kassi Michelle Emmanuel and Anthony Emmanuel and wife, Lesley Mary Emmanuel, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Michael B. Martinovich, an unmarried man, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being the Southerly part of the Easterly 8 feet of Lot No. 88 and the Southerly part of the Westerly 49 feet of Lot No. 89 on the Plan of Lockeland, a subdivision of the Chadwell Home Place, as of record in Plat Book 57, page 135, Register's Office for Davidson County, Tennessee, described according to a survey made by Hickerson-Miller, Engineers, August 28, 1957, as follows:

Beginning at an iron pin on the Northerly margin of Forrest Avenue, Morrow Street, which pin is 8 feet North 87 degrees West of the Southwest corner of Lot 89, thence North 4 degrees 30' East 146.4 feet to an iron pin; thence with a fence line South 86 degrees 30' 57 feet to a point ; thence South 4 degrees 30' West 145.5 feet, more or less, to a point in the Northerly margin of Forrest Avenue; thence with the margin of the same, North 87 degrees West 57 feet to the point of beginning.***

Being the same property conveyed to Justin Emmanuel and wife, Kassi Michelle Emmanuel and Anthony Emmanuel and wife, Lesley Mary Emmanuel by Warranty Deed from Ruth Imogene Warner, Trustee of the Ruth Imogene Warner Revocable Living Trust, of record at Instrument No. 20070905-0106535, Register's Office for Davidson County, Tennessee, dated August 31, 2007 and recorded on September 05, 2007.

***This description contains a call from the deed of record in Book 5977, page 191, Register's Office for Davidson County, Tennessee, that was erroneously omitted from the (4) four previous deeds.

This property is known as 1815 Forrest Avenue, Nashville, TN 37206.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 1815 Forrest Avenue, Nashville, Tennessee 37206

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, their heirs and assigns forever; and we do covenant with 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 14th day of November, 2013.

Justin Emmanuel

Kassi Michelle Emmanuel

Anthony Emmanuel

Lesley Mary Emmanuel

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Justin Emmanuel, Kassi Michelle Emmanuel, Anthony Emmanuel and Lesley Mary Emmanuel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 14th day of November, 2013.

Notary Public

My Commission Expires: 7/4/2015

John M. Wells
State of Tennessee Notary Public
Davidson County