WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Kim Hicks
Affiant

Subscribed and sworn to before me, this 15th DAY OF November, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/30/16
(AFFIX SEAL)

TONJA BARRON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-17957

R-VRES-13-0101

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

BILL GARRETT, Davidson County
Trans:T20130098698 DEEDWARR
Recvd: 11/20/13 14:05 2 pgs
Fees:13.00 Taxes:1665.00

20131120-0119748

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	
Claudia Emfinger	New Owner (NAME)	
101 Cheek Rd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		129-12-0-112.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we H & K INVESTMENTS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CLAUDIA EMFINGER AND ROBERT D. EMFINGER, JR., WIFE AND HUSBAND AND JENNIE F. CLEMENTS, A MARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that 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. 12 ON THE PLAN OF CHEEKWOOD ESTATES OF RECORD IN PLAT BOOK 2663, PAGE 103, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF CHEEK ROAD, THE COMMON CORNER OF LOTS NOS. 11 AND 12, ON SAID PLAN; THENCE WESTWARDLY ALONG THE SOUTHERLY MARGIN OF CHEEK ROAD 155.9 FEET TO A CONCRETE MONUMENT, THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE SOUTHWESTERLY 32.6 FEET TO A CONCRETE MONUMENT IN THE EASTERLY MARGIN OF HIGHWAY 100; THENCE SOUTHWARDLY ALONG THE EASTERLY MARGIN OF SAID HIGHWAY 100, 189.9 FEET TO A CONCRETE MONUMENT, THE COMMON CORNER OF LOTS NOS. 12 AND 13; THENCE ALONG THE LINE BETWEEN SAID LOTS EASTWARDLY 167.0 FEET TO A POINT, THE COMMON REAR CORNER OF LOTS NOS. 11 AND 12; THENCE ALONG THE LINE BETWEEN SAID LOTS NORTHWARDLY 252.0 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO H & K INVESTMENTS BY QUITCLAIM DEED FROM ROBERT KINCAID AND JOHN HOWARD OF RECORD AT INSTRUMENT NO. 20100217-0011965, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED FEBRUARY 10, 2010 AND RECORDED ON FEBRUARY 17, 2010.

BEING THE SAME PROPERTY CONVEYED TO JOHN HOWARD AND ROBERT KINCAID BY DEED FROM FEDERAL HOME LOAN MORTGAGE CORPORATION OF RECORD AT INSTRUMENT NO. 20100205-0009263, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JANUARY 12, 2010 AND RECORDED ON FEBRUARY 5, 2010.

THIS CONVEYANCE IS SUBJECT TO A) CURRENT PROPERTY TAXES AND SUBSEQUENT YEARS, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 2663, PAGE 103; BOOK 2859, PAGE 492; BOOK 4472, PAGE 265; BOOK 4444, PAGE 574; , SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 101 Cheek Rd, Nashville, Tennessee 37205
(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(S), their heirs and 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 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 15th day of November, 2013.

H & K Investments

By: _____
Robert Kincaid, General Partner

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared Robert Kincaid, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be a General Partner of H & K Investments, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th day of November, 2013.

_____
Notary Public
My Commission Expires: 5.2014

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903