# WARRANTY DEED

G-RG-14-8204

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000.00

Jason Embry
Affiant

Subscribed and sworn to before me, this 13th DAY OF March, 2014.

C. Loy Carney
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jason Embry | Jason Embry | |
| 8204 West Chase Court (ADDRESS) | (NAME) 8204 West Chase Court (ADDRESS) | |
| Nashville, TN 37221 (CITY) (STATE) (ZIP) | Nashville, TN 37221 (CITY) (STATE) (ZIP) | 156-13-25.00 |

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 considerations, the receipt of which is hereby acknowledged, we MELISSA K. ROBY, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JASON EMBRY AND WIFE, LESLIE EMBRY, 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 27, CHASE CREEK, REVISION THREE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 9700, PAGE 426, REVISED IN PLAT BOOK 9700, PAGE 490, PLAT BOOK 9700, PAGE 524 AND INSTRUMENT NO. 20050725-0086191, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO MELISSA K. ROBY, A MARRIED PERSON BY SPECIAL WARRANTY DEED FROM SUNTRUST BANK, TRUSTEE, THE JOSEPH COUGHLAN DAVIS 2001 TRUST, RECORDED ON THE 8TH DAY OF SEPTEMBER, 2006 IN INSTRUMENT NO. 20060908-0111447, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID REGINALD ROBY HAVING SINCE DIED ON FEBRUARY 22, 2005.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD IN PLAT BOOK 9700, PAGE 426, AS REVISED IN PLAT BOOK 9700, PAGE 490, PLAT BOOK 9700, PAGE 524 AND INSTRUMENT NO. 20050725-0086191; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 7241, PAGE 616 AND BOOK 10659, PAGE 914; EASEMENT FOR UTILITIES OF RECORD IN BOOK 10232, PAGE 329; AND ORDER OF RECORD IN INSTRUMENT NO. 20050722-0085740, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved ( X ) property, known as 8204 West Chase Court, Nashville, Tennessee 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(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.

BILL GARRETT, Davidson County
Trans:T20140020343 DEEDWARR
Recvd: 03/27/14 08:09 2 pgs
Fees:13.00 Taxes:1646.50
20140327-0025020

Witness my/our hand(s) this 13th day of March, 2014.

Melissa K. Roby

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Melissa K. Roby, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th day of March, 2014.

Notary Public

My Commission Expires:

(SEAL)




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