WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Wilson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $287,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of March, 2014 Notary Public MY COMMISSION EXPIRES: 6/15/14 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20140021825 DEEDWARR
Recvd: 04/01/14 13:58 2 pgs
Fees:13.00 Taxes:1061.90
20140401-0026934

CONNIE J BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Foundation Title And Escrow Series, LLC, 2672 N Mt. Juliet Road, Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roger Ed Sanders and Mary Glen Durdin	Owner	016-00-0-098.00
(NAME)	(NAME)	
2422 Crocker Springs Rd	2422 Crocker Springs Road	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Shelley R Emmett,*** **unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Roger Ed Sanders, unmarried and Mary Glen Durdin, unmarried**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

(03)

* a/k/a Shelley Renee Emmett

Lying and being in the Tenth Civil District of Davidson County, Tennessee, being Tract No.2, shown on the survey made by Wayne S. Cooper, Sr., Surveyor, dated November 10, 1972, and described according to said survey as follows:

TRACT NO. 2: BEGINNING at a point in the Easterly boundary line of the property conveyed to Sanford M. Hunter by deed of record in Book 936, Page 352, Register's Office for said County. Said point North 33 degrees 18 minutes West 1040 feet from the common corner of said Hunter Property and the property conveyed to C.A. Chaple of deed of record in Book 2700. Page 339, said Register's Office and the Lanier Property of record in Book 504, Page 564, said Register's Office, of which this property is part of; thence North 56 degrees 59 minutes East, crossing a branch and an unnamed road, in all 869.15 feet to a point in the Western boundary line of said Chaple Property; thence with same North 7 degrees East, 570.2 feet to an iron pin in the Southeasterly corner of the property conveyed to George T. Spencer by deed of record in Book 4577, Page 383, said Register's Office; thence South 56 degrees 42 minutes West, crossing a branch, an unnamed road and another branch, in all 1,238.82 feet to a point in the Eastern boundary line of said Hunter Property and thence with same South 33 degrees 18 minutes East 430 feet to beginning.

BEING the same property conveyed to Ray Emmett and wife, Shelley Renee Emmett by Warranty Deed from Joyce Ann Valentine (formerly known as Joyce Ann Howell and Ann Howell), married dated July 15, 1994, of record in Book 9411, page 474, Register's Office for Davidson County, Tennessee. The said Ray Emmett having died June 2, 2013, leaving Shelley Renee Emmett, as sole tenant by its entirety.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2422 Crocker Springs Rd, Goodlettsville, TN 37072

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, has 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 our hands this 31st day of March, 2014

Shelley R Emmett

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, **Shelley R Emmett**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 31st day of March, 2014

Notary Public

My commission expires: _____

ROBBIN TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXP. SEPT. 8, 2014

Return To:
Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122