BILL GARRETT, Davidson County
Trans:T20140033360 DEEDWARR
Recvd: 05/14/14 08:39 2 pgs
Fees:13.00 Taxes:414.40
20140514-0041166

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $112,000.00.

Affiant

GREGORY D. VADNER STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Subscribed and sworn to before me, this 29th day of April, 2014.

Notary Public: Gregory D. Vadner
My Commission Expires: 6/24/2015

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map/Parcel Number:
EM-J Properties, LLC 2403 Dennywood Drive Nashville, TN 37214	New Owner	08411021600

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Ty Smith, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto EM-J Properties, LLC, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 164 on the Plan of Maplecrest of record in Book 1835, pages 27 and 28, Register's Office for said County.

Said Lot No. 164 fronts 85 feet on the southwesterly margin of Dennywood Drive and extends back 130 feet on the northwesterly line and 220 feet on the southeasterly line to a dead line in the rear, measuring 120 feet thereon.

Being the same property conveyed to Ty Smith , unmarried, by Warranty Deed from Susan F. St. Denis, dated May 16, 2005, recorded May 18, 2005 in Instrument No. 20050518-0056134, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

Subject to conditions, easements, restrictions, and/or building set-back lines that appear on the plat of record in Plat Book 1835, Page 27 and 28, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 2403 Dennywood Drive, Nashville, TN 37214

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 29th day of April, 2014.

Ty Smith

Michelle T. Smith by Ty Smith her Attorney in Fact

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Ty Smith* the bargainor(s), 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 29th day of April, 2014.

Commission Expires: 06/24/15

Notary Public: Gregory D. Vadner

* and Michelle T. Smith

This Instrument Prepared By:

Highland Title, LLC
The House of Cash Building
700 Johnny Cash Pkwy, STE 201
Hendersonville, TN 37075

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Ty Smith, in her capacity as Attorney-in-fact for Michelle T. Smith, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 29 day of April, 2014.

Commission Expires: 06/24/2015

Notary Public: Gregory D. Vadner