File No. 140582

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

REBECCA CAMPBELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-26-2016

BILL GARRETT, Davidson County
Trans:T20140049485 DEEDWARR
Recvd: 07/11/14 08:20 2 pgs
Fees:13.00 Taxes:455.10

20140711-0061035

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emergent Properties, LLC and Misty Meadows Properties, LLC	Emergent Properties, LLC and Misty Meadows Properties, LLC	133-02-0-260.00
(NAME)	(NAME)	
4117 Hillsboro Pike, Suite 103-177	4117 Hillsboro Pike, Suite 103-177.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(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, WE, Azella M. Martin, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Emergent Properties, LLC, a Tennessee Limited Liability Company, and Misty Meadows Properties, LLC, a Tennessee Limited Liability Company, 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:

LAND in Davidson County, Tennessee, being Lot No. 21 on the Plan of Nolen Heights, of record in Book 332, Page 122, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Azella M. Martin, unmarried, by Warranty Deed from Ben H. Massey and wife, Mary R. Massey, dated 3/26/99 and recorded 3/29/99 in Book 11403, Page 854, Register's Office for Davidson County, Tennessee.

Azella M. Martin is also known as Azella Martin.

Randolph Martin executed this instrument on behalf of Azella M. Martin pursuant to a Power of Attorney of record in Instrument #20140711-0061034, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 215 Chilton St., Nashville, TN 37211

(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 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.

File No. 140582
Witness my hand this 24th day of June, 2014.

Azella M. Martin
By: Randolph Martin - Attorney-in-Fact

Azella M. Martin
By: Randolph Martin, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Randolph Martin with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of Azella M. Martin as her Attorney in Fact as the free act and deed of the within named Azella M. Martin.

Witness my hand and official seal this 24th day of June, 2014.

Commission expires:

Notary Public

REBECCA CAMPBELL
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN
MY COMMISSION EXP.
7/16/16