THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

The actual consideration or value, whichever is greater, for this transfer is $***374,000.00.

Affiant

Subscribed and sworn to before me this 7th day of August, 2014.

Notary Public

My Commission Expires: 8.21.17

BILL GARRETT, Davidson County
Trans:T20140058515 DEEDWARR
Recvd: 08/11/14 10:10 2 pgs
Fees:13.00 Taxes:1383.80
20140811-0072002

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO | MAP & PARCEL NOS. |
|---|---|---|
| Carol T. Nixon<br>1116 Belvidere Drive<br>Nashville, Tennessee 37204 | Franklin American Mortgage Company<br>501 Corporate Centre Drive<br>Suite 400<br>Franklin, Tennessee 37067 | MAP 131-04-0<br>PARCEL 082.00 |

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Three Hundred Seventy Four Thousand and 00/100 Dollars ($***374,000.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Lee V. Emerson, married, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Carol T. Nixon, married, (hereinafter called the "GRANTEE"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 19 and the easterly 39.10 feet front and 39.48 feet rear of Lot No. 20 of Block 12 on the Plan of College Park of record in Plat Book 843, Page 29, Register's Office for Davidson County, Tennessee.

SAID Lot and part of said Lot adjoin and front together 90.0 feet on the northerly side of Belvidere Drive and run back between lines 167 feet 3 inches on the easterly line and 170.96 feet on the westerly line to a line in the rear on which it measures 89.40 feet.

BEING the same property conveyed to Lee V. Emerson, married, by Warranty Deed dated November 14, 2005, from Michael W. Smith and wife, Karin W. Smith, of record as Instrument No. 20051116-0138290 in the Register's Office for Davidson County, Tennessee.

Raymond C. Enochs, spouse of Lee V. Emerson, joins in this conveyance to convey any interest he may have in the subject property, particularly any marital interest.

This is improved property known as 1116 Belvidere Drive, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEE, her heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantee herein.

2. Matters, if any, shown on the Plan of College Park of record in Book 843, page 29, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument on this the 7th day of August, 2014.

Lee V. Emerson

Raymond C. Enochs

**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 Lee V. Emerson and Raymond C. Enochs, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of August, 2014.

Notary Public

My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY