WARRANTY DEED

SANDY BALENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of August, 2014.

Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory
Attorney-at-Law
Greater Nashville Title
and Closing Company
200 Madison Street
Madison, TN 37115

BILL GARRETT, Davidson County
Trans:T20140065506 DEEDWARR
Recvd: 09/03/14 15:05 2 pgs
Fees:13.00 Taxes:432.90

20140903-0080593

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Larry D. Carlile and wife, Amanda L. Carlile	First State Bank	050100C32000CO
(NAME)	(NAME)	
3413 Rainwood Dr.	480 Oil Well Rd 2nd Floor	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Jackson TN 38305	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, EMERALD CREEK PROPERTIES, A GENERAL PARTNERSHIP, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LARRY D. CARLILE, a married man AND WIFE, AMANDA L. CARLILE, a married woman, 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:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Chesapeake Homes, Section Six, Phase Two, of record at Instrument No. 20020626-0077004, Register's Office for Davidson County, Tennessee, to which plan reference is made for a complete and accurate description of said lot.

Being the same property conveyed to Emerald Creek Properties by Cash Deed For Tennessee from The Secretary of Housing and Urban Development of Washington, D. C. which deed is dated July 9, 2012 and recorded July 11, 2012 as Instrument No. 20120711-0060725 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2014 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, AND ALL OTHER MATTERS SET FORTH ON THE PLAN OF CHESAPEAKE HOMES, SECTION SIX, PHASE TWO, OF RECORD IN INSTRUMENT NO. 20020626-0077004 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; FURTHER SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN INSTRUMENT NO. 20011025-0117084; 20030611-0080742 AND 20030625-0087223, SAID REGISTER'S OFFICE AND FURTHER SUBJECT TO RECORDED EASEMENTS.

unimproved ☐

This is improved ☑ property, known as 3413 Rainwood Dr., Nashville, TN 37207

(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.

Witness my hand this 28th day of August, 2014.

EMERALD CREEK PROPERTIES,
A GENERAL PARTNERSHIP

By: _____
Brooke Pruitt, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared **Brooke Pruitt**, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be an Authorized Agent of **EMERALD CREEK PROPERTIES, A GENERAL PARTNERSHIP**, and that she as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **EMERALD CREEK PROPERTIES** by herself as Authorized Agent.

Witness my hand and official seal at office at Madison, Tennessee, this the 28th day of August, 2014.

My commission expires:
1-9-~~2018~~ 2016

_____
Notary Public

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY