WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of January, 2015.

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Matthew C. LaChance	American Mortgage Service Co.	018120a01900co
(NAME)	(NAME)	
105 Mavella Court	11503 Springfield Pike	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Cincinnati, OH 45246	
(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 Matthew C. LaChance and Kayla S. LaChance, Husband and Wife, 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:

Being Lot No. 19 on the Plan of Emerald Cove, of record in Book 6900, Page 629, 630 and 631, amended in Book 9112, Page 29, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.j

Being the same property conveyed to Emerald Creek Properties from Tier 3 Properties, LLC, a Tennessee Limited Liability Company by Warranty Deed dated March 31, 2014 of record in Instrument No. 20140402-0027284, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS THEREAFTER; SUBJECT TO NOTES, EASEMENTS, SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF EMERALD COVE OF RECORD IN BOOK 6900, PAGE 62, 630 AND 631, AMENDED IN BOOK 9112, PAGE 29, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC,. OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

unimproved ☐

This is improved ☑ property, known as 105 Mavella Court, Goodlettsville, TN 37072
(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 13th day of January, 2015.

Emerald Creek Properties, a General Partnership

By: _____
Greg K. Self, General Partner

BILL GARRETT, Davidson County
Trans:T20150004020 DEEDWARR
Recvd: 01/16/15 09:59 2 pgs
Fees:13.00 Taxes:584.60
20150116-0004659

File No.: 2015-0286
GRE TN Warranty Deed

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Greg K. Self, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the partner(s) of **Emerald Creek Properties**, the within named bargainor, a partnership, and he as such partner(s) executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as partner(s).

WITNESS my hand and seal this 13th day of January, 2015.

My Commission Expires: 1-24-16

Notary Public,



Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

RETURN TO:
stewart title®
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122