WARRANTY DEED

NOTARY PUBLIC AT LARGE
CARL ... LLARD
RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $158,000.00.

Affiant

Subscribed and sworn to before me this ___ day of ___ 20__

Notary Public
My Commission expires: ___
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Lori Day	Primary Residential Mortgage, Inc	120-13-0-007.00
302 Finley Drive	1480 North 2200 West,	
Nashville, TN 37217	Salt Lake City, UT 84116	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Larry F. Emmerling, a married man,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Lori Day and Marcus Patton, joint tenants** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

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

Being Lot No. 6 of the revised plan of Lots 6 and 7, Finley Gardens, of record in Book 2330, Page 32, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Larry F. Emmerling, a married man, from Bayview Loan Servicing, LLC. by Special Warranty Deed on June 24, 2014, of record in Instrument Number 20140701-0057786, Register's Office for Davidson County, Tennessee.

Larry Emmerling has never used this property as his residence, marital or otherwise.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2015 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 2083, Page 69, as revised in Plat Book 2330, Page 32, Register's Office for Davidson County, Tennessee.

This is improved property known as: 302 Finley Drive, Nashville, TN 37217

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

BILL GARRETT, Davidson County
Trans:T20150017107 DEEDWARR
Recvd: 03/10/15 09:06 2 pgs
Fees:13.00 Taxes:584.60
20150310-0020219

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 our hands this March 6, 2015.

Larry F. Emmerling

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Larry F. Emmerling** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 6, 2015

My commission expires 11-6-17

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY