This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $118,000.00.

Affiant

Subscribed and sworn before me this the 20th day of March, 2015.

Notary Public
My commission expires: 5/19/18

CASSI CLARK
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Mary Alice Emigh	Guaranty Trust Company	095 05 0 001.00
1902 Dahlia Cir	316 Robert Rose Dr.	
Nashville, TN 37210	Murfreesboro, TN 37129	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JEBADIAH S. CLARIDAY AND COURTNEY R. MATTHEWS, HUSBAND AND WIFE, AND CHARLES D. CLARIDAY AND WIFE, STEPHANIE J. CLARIDAY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MARY ALICE EMIGH, AN UNMARRIED WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, BEING Lot No. 57 on the Plan of Dahlia Gardens, of record in Plat Book 2663, Page 93, Register's Office of Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jebadiah S. Clariday, Charles D. Clariday and wife, Stephanie J. Clariday, by Warranty Deed from Stephen Goeller, a single man, of record in Instrument No. 20080701-0067702, Register's Office for Davidson County, Tennessee, dated June 25, 2008, and recorded on July 1, 2008

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1902 Dahlia Cir, Nashville, TN 37210.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

BILL GARRETT, Davidson County
Trans:T20150022470 DEEDWARR
Recvd: 03/27/15 10:08 2 pgs
Fees:13.00 Taxes:436.60
20150327-0026497

Witness my hand this the 20th day of March, 2015.

Jebadiah S. Clariday

Courtney R. Matthews

Charles D. Clariday

Stephanie J. Clariday

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jebadiah S. Clariday and Courtney R. Matthews, and Charles D. Clariday and Stephanie J. Clariday, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of March, 2015.

My commission expires:

Sept 28, 2015

Notary Public

