THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32280-03-2015**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $275,000.00. Kathy Goodson Affiant Subscribed and sworn to before me this 16th day of April, 2015. Anna Mosley Notary Public My Commission Expires:

ANNA MOSLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2018

WARRANTY DEED

Address New Owner: Benjamin Arthur Emmrich, Kaili Holtermann 1337 Meridan St. Nashville, TN 37207	**Send Tax Bills To:** F & M Bank 50 Franklin Street Clarksville, TN 37040	**Tax Information:** Map and Parcel No.: 071 15 0 140 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gregory B. Starnes, unmarried and Melissa L. Osborne, formerly Melissa L. Starnes, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Benjamin Arthur Emmrich and Kaili Holtermann, husband and wife** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1337 Meridan St., Nashville, TN 37207

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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:T20150029371 DEEDWARR
Recvd: 04/20/15 09:07 3 pgs
Fees:18.00 Taxes:1017.50
20150420-0034668

IN WITNESS WHEREOF, Grantor has executed this instrument on the 16th day of April, 2015.

Gregory B. Starnes
by _____, Attorney-In-Fact
Gregory B. Starnes
BY: Gerald G. Patterson, Attorney-In-Fact

Melissa L. Osborne
by _____, Attorney-In-Fact
Melissa L. Osborne
BY: Gerald G. Patterson, Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gerald G. Patterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said Gregory B. Starnes and is authorized by the said Gregory B. Starnes to execute this instrument on his behalf.

Witness my hand, at office, this 16th day of April, 2015.

KAREN FORD MARLIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

_____
Notary Public

My Commission Expires:

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gerald G. Patterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said Melissa L. Osborne and is authorized by the said Melissa L. Osborne to execute this instrument on her behalf.

Witness my hand, at office, this 16th day of April, 2015.

_____
Notary Public

My Commission Expires:

KAREN FORD MARLIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot Nos. 387 and 388 on the Map of Highland Land Company's Subdivision as of record in Plat Book 421, page 14, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Gregory B. Starnes and wife, Melissa L. Starnes by deed dated July 9, 2007 from Roger Rotoni, a married man and Daniel Rotoni, an unmarried man of record in Instrument No. 20070718-0085407, Register's Office for Davidson County, Tennessee. The parties having divorced by Final Decree of Divorce in Docket No. 11D1882, Fourth Circuit Court for Davidson County, Tennessee. Pursuant to said Divorce Decree, the name of Melissa L. Starnes was changed to Melissa Lynn Osborne. Melissa L. Starnes, Melissa Lynn Osborne and Melissa L. Osborne are one and the same person. Gregory B. Starnes and Gregory Brian Starnes are one and the same person.

This conveyance is made subject to:

1. Taxes for the year 2015, having been prorated by the parties and assumed by the Grantees.aving been prorated by the parties and assumed by the Grantees.
2. If improvements are completed after January 1 of any year, the Law requires supplemental assessments for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A. § 67-5-603.
3. All matters appearing on the Plan of record as Book 421, page 14, Register's Office for Davidson County, Tennessee.