Box 10-B

BILL GARRETT, Davidson County
Trans:T20150034526 DEEDWARR
Recvd: 05/05/15 13:46 2 pgs
Fees:13.00 Taxes:222.00
20150505-0040921

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES: NOVEMBER 5, 2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
EMERGENT PROPERTIES, LLC	**SAME**	**106-13-0-121.00**
(NAME) **P. O. BOX 100404**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37224**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, CINDY BIRDSONG A/K/A CINDY ADELINE GOODALL BIRDSONG, AS TO 7/8 UNDIVIDED INTEREST, AND JOHN MICHAEL GOODALL, HEIR AT LAW OF EVELYN BANKS, AS TO 1/8 UNDIVIDED INTEREST,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EMERGENT PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 39 as shown on the map entitled the Plan of Woodycrest Section 1, of record in Book 1835, Page 25, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joel C. Banks and wife, Evelyn G. Banks, from Hermitage Homes, Inc., a Tennessee corporation, by deed dated August 20, 1958, of record in Book 2801, Page 567, said Register's Office. The said Joel C. Banks having since died on or about December 28, 1986, leaving Evelyn G. Banks as surviving tenant by the entirety. Evelyn Banks further conveyed to Evelyn Banks and Cindy Birdsong, by Quitclaim Deed of record in Instrument No. 20020205-0015507, said Register's Office. The said Evelyn Banks having since died on or about December 26, 2014, leaving said property to her Heirs at Law, Cindy Adeline Goodall Birdsong (a/k/a Cindy Birdsong), John Michael Goodall, Terry Carrigan, Randall Carrigan, and Horace Edward Carrigan. See Affidavit of Heirship as to the Heirs at Law of Evelyn G. Banks of record in Instrument No. 20150325-0025610, said Register's Office. Horace Edward Carrigan further conveyed his interest to Cindy Birdsong by Quitclaim Deed dated April 10, 2015, of record in Instrument No. 20150416-0033950, said Register's Office. Terry Carrigan and Randall Carrigan further conveyed their interest to Cindy Birdsong by Quitclaim Deed dated March 31, 2015, of record in Instrument No. 20150416-0033951, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Plat Book 1835, Page 25; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4253, Page 295; and any and all other easements, restrictions, and conditions of which may affect said property in the Register's Office for Davidson County, Tennessee.

****THIS IS NOT THE PRINCIPAL RESIDENCE OF EITHER OF THE GRANTORS.****

Unimproved ( )
This is improved(X) property, known as **2021 HUTTON DRIVE, NASHVILLE, TN 37210**
(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 GRANTEE, its successors and assigns forever; and we do covenant with the said GRANTEE 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, except for that certain Deed of Trust referenced herein; 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 GRANTEE, its successors 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 our hands this 5th day of May, 2015.

Cindy Birdsong
CINDY BIRDSONG

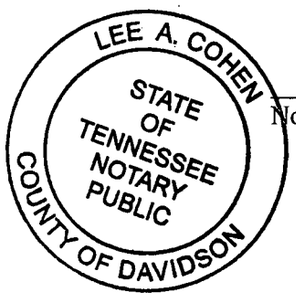
John Michael Goodall
JOHN MICHAEL GOODALL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Cindy Birdsong and John Michael Goodall**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 5th day of May, 2015.

My Commission Expires: **November 5, 2018**



Lee A. Cohen
Notary Public