WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/07/15 12:41 2 pgs
Fees:13.00 Taxes:518.00
20150507-0041874

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF ~~THE PROPERTY~~ TRANSFERRED, WHICHEVER IS GREATER IS, **$140,000.00.**

Affiant

Subscribed and sworn to before me this 5th day of May, 2015

Notary Public
My Commission expires: 2-25-17
(Affix Seal)

STATE OF TENNESSEE NOTARY PUBLIC Davidson County

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:
Emergent Properties, LLC	Cash Sale	119-05-0-243.00
293 Vivelle Avenue		
Nashville, TN 37210	,	

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, **Amanda Dean, as Successor Trustee for The 103 Elberta Drive Trust,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Emergent Properties, LLC,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 137 and the easterly 35 feet of Lot No. 136 on the Map of Subdivision of Lots Nos. 3 and 4 and parts of Lots Nos. 5 and 6 of the Cumberland Nurseries Plan, of record in Book 332, page 148, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Andy Maloney, as Trustee for The 103 Elberta Drive Trust by deed from Gregory Lynn Alexander, on October 30, 2013, of record in Instrument Number 20131104-0114434, Register's Office for Davidson County, Tennessee. Amanda Dean qulaified and was appointed Successor Trustee for The 103 Elberta Drive Trust.

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

- Subject to all matters as shown on the Plan of record in Book 332, page 148, Register's Office Davidson County, Tennessee.

This is improved property known as: **103 Elberta Drive, Nashville, TN 37210**

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.

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 May 5, 2015.

The 103 Elberta Drive Trust

By Amanda Dean, Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Amanda Dean, as Successor Trustee** 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 May 5, 2015

My commission expires 7-3-17

Notary Public

Denese Legieza
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Jennifer Pierce, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-6-17

JENNIFER L. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY