NEW OWNER:

Maxwell D. Emery
117 Gordon Terrace
Nashville, TN 37207

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

FILE NO: 15-0409

Map 071 Group 04-0 Parcel 002.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20150040101 DEEDWARR
Recvd: 05/22/15 12:51 3 pgs
Fees:18.00 Taxes:599.40
20150522-0047559

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Sixty-Two Thousand and 00/100 Dollars** (**$162,000.00**) cash in hand paid, the receipt of which is hereby acknowledged, **KELDA S. RHODES SLATER, MARRIED** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **MAXWELL D. EMERY, A SINGLE MAN** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Being part of the easterly 40 feet of Lot No. 23 and the westerly 40 feet of Lot No. 25 on the plat of JOHN L. GORDON & WIFE SUBDIVISON, as of record in Book 843, Page 61, Register's Office for Davidson County, Tennessee.

According to a copy of a survey thereof by Loyd Scobey, Jr., Engineer, December 31, 1947, said parts of said lots adjoin and front together 80 feet on the northerly side of Gordon Terrace and run back between lines, 254.2 feet on the westerly line and 257.3 feet on the easterly line to a dead line in the rear, measuring 80 feet therein.

Being the same property conveyed to Kelda S. Rhodes, unmarried, by Warranty Deed from Chris Bond and Traci Y. Bond, married, dated February 28, 2006, and of record in Instrument 20060302-0024122, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 117 Gordon Terrace, Brentwood, TN 37027

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 18 day of **May, 2015**.

KELDA S. RHODES SLATER

TERRY SLATER, joins in this conveyance for the purpose of conveying any marital interest he may have in above property

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, KELDA S. RHODES SLATER AND TERRY SLATER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 18th day of **May, 2015**.

LISA P. CHANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NOTARY PUBLIC

My commission expires: 02-13-17

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The actual consideration or value, whichever is greater, for this transfer is $ **162,000.00** .

AFFIANT

Sworn to and subscribed to before me 18th day of **May, 2015**.

NOTARY PUBLIC

My commission expires: 02-13-17

LISA P. CHANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY