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Prepared by:
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $119,000.00

Coreen Newcomb
Affiant

Subscribed and sworn to before me, this 1st day of June 2015.

Notary Public
My commission expires:

BILL GARRETT, Davidson County
Trans:T20150044934 DEEDWARR
Recvd: 06/08/15 14:21 2 pgs
Fees:13.00 Taxes:440.30
20150608-0053619

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016

Address of New Owner:	Send Tax Bills to:	Tax Information
Ryan Patrick Connery 2224 Aubrey Court Nashville TN 37214	Farmington Mortgage 2002 Richard Jones Rd. Ste. 300A Nashville, TN 37215	8411003100

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Stephen M. Emahiser and wife Julia B. Emahiser hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Ryan Patrick Connery and Lindsay Connery, husband and wife hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

That certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 99 and the northeasterly rear 35 feet of Lot No. 98 on the Map of a Subdivision of C.R. Quarles Lands, Maplecrest, a plan of which is of record in Book 1835, pages 27-28, Register's Office for Davidson County, Tennessee, described according to a survey made of Hal R. Swann, Jr., Surveyor, June 21, 1952, as follows:

BEGINNING at a point in the northerly margin of Aubrey Court at the corner of Lot Nos. 99 and 100 of said Subdivision; thence northwardly with the line between said two lots 170 feet to a point in the southerly right of way of the Tennessee Central Railroad; thence with said right of way westwardly 86.1 feet, more or less, to a point, said point being 35 feet west of the northwesterly corner of Lot No. 99; thence southwardly 160 feet, more or less to a point in the northerly margin of Aubrey Court, which said point is the common corner of Lot Nos. 98 and 99; thence with the margin of said Aubrey Court and the curve of same, eastwardly 86.7 feet to the beginning.

BEING the same property conveyed to Stephen M. Emahiser and wife, Julia B. Emahiser, by Warranty Deed from Richard R. Neil IV and wife, Hollie M. Neil, dated April 14, 2000, of record in Instrument No. 20000420-0039676, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2015 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Maplecrest Subdivision of record in Book 1835 Page 27, Register's Office for Davidson County, Tennessee 3) Restrictions of record in Book 1835, page 387, Register's Office for Davidson County, Tennessee

This property is improved property known as 2224 Aubrey Court, Nashville, Tennessee 37214

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their 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.

WITNESS my hand this 1st day of June, 2015.

Stephen M. Emahiser, by Paul Ross, his Atty in fact
Stephen M. Emahiser, by Paul Ross
His Attorney-in-fact

Julia B. Emahiser, by Paul Ross, her Atty in fact
Julia B. Emahiser, by Paul Ross
Her Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 1st day of June, 2015, before me personally appeared Paul Ross to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Stephen M. Emahiser and Julia B. Emahiser acknowledged that such person executed the same as the free act and deed of Stephen M. Emahiser and Julia B. Emahiser.

Notary Public

My Commission expires 2/25/15

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 08860