BILL GARRETT, Davidson County
Trans:T20150051780 DEEDWARR
Recvd: 06/29/15 09:45 2 pgs
Fees:13.00 Taxes:203.50
20150629-0062042

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $55,000.00

Affiant

Subscribed and sworn to before me, this 24th day of June, 2015.

Notary Public
My commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

Address of New Owner:	Send Tax Bills to:	Tax Information
Emergent Properties, LLC	New Owner	119-02-0-040.00
293 Vivelle Ave		
Nashville, TN 37210		

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, **Trey Cain, Trustee of The 108 Garwood Trust,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Emergent Properties, LLC,** 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:

Land in Davidson County, Tennessee, being Lot(s) 61, as shown on the map entitled Mertie Milwee Property, of record in Book 2331, page 117, 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 Trey Cain Trustee of the 108 Garwood Trust by Deed from the Estate MARGAREE L. ANDERSON dated 06/24/15 and filed for record in Inst. No. 20150629-0062041 Register's Office of Davidson County, Tennessee.

This property is improved property known as 108 Garwood Dr, Nashville, TN, 37210

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 the 24th day of June, 2015.

The 108 Garwood Trust

By: _____
Trey Cain
Its: Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Trey Cain, Trustee of **The 108 Garwood Trust** the bargainor(s), 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 as Trustee.

Witness my hand and official seal at Franklin, Tennessee, this the 24th day of June, 2015.

_____
Notary Public

My Commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

FILE NO: 2015063709