WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 03-07-17
(AFFIX SEAL)

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Tarsa	**NEW OWNER/SAME ADDRESS**	094-02-0C
(NAME)	(NAME)	(MAP)
1614B Long Avenue		001.00-CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Justin Emmanuel and Anthony Emmanuel, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Michael Tarsa and Marla Zimmerman, husband and wife, and Amanda Tarsa, unmarried, as tenants in common with right of survivorship, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1614 Long Avenue Cottages, a Horizontal Property Regime with Private Elements of record as Instrument No. 20140827-0077990 and amended in Instrument No. 20141126-0109076 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Justin Emmanuel, married and Anthony Emmanuel, married as tenants-in-common by Warranty deed from Paula Renee Evans, unmarried of record in Instrument No. 20081229-0122693 Register's Office for Davidson County, Tennessee.

The herein named property is not now, nor has it ever been, the primary principal residence of the herein named Grantors, nor their spouses.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 1614B Long Avenue, Nashville, Tennessee 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; 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 GRANTEES, 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.

BILL GARRETT, Davidson County
Trans:T20150051783 DEEDWARR
Recvd: 06/29/15 09:51 2 pgs
Fees:13.00 Taxes:761.83
20150629-0062047

Witness my/our hand(s) this 24th day of June, 2015.

Justin Emmanuel

Anthony Emmanuel

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Justin Emmanuel and Anthony Emmanuel with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

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

Notary Public

My Commission Expires: 7/01/2015

John M. Wells
State of Tennessee Notary Public
Davidson County