WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150055720 DEEDWARR
Recvd: 07/09/15 15:17 2 pgs
Fees:13.00 Taxes:1147.00
20150709-0066922

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$310,000.00.**

Affiant

Subscribed and sworn to before me, this the 29 day of June, 2015.

Notary Public

My commission expires: NOV 6 2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Kathryn Emerson	Everette Financial Inc.	**Map 155-08-0-B Parcel 006.00co**
6425 Sugar Maple Lane	14801 Quorum Dr. Ste 300	
Nashville, TN 37221	Dallas TX 75254	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Corey L. Walton and wife, Amy K. Walton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kathryn Lynn Emerson and Keith G. Emerson, Wife and Husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Resubdivision of Lots 6 and 19 Open Space "C" South Colony at Riverbend Phase I, of record in Plat Book 7900, Page 487, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Corey L. Walton and wife, Amy K. Walton, by Deed dated June 25, 2002 from Kenneth J. Ives and wife, Tina Collins Ives, of record in Instrument No. 20020627-0077527, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 7900, Page 487, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Easement to Harpeth Valley Utilities District of record in Book 6613, Page 536, said Register's Office. (3) Charter of South Colony at Riverbend Homeowners' Association, Inc., of record in Book 8748, Page 816, said Register's Office. (4) Restrictive Covenants contained in instrument of record in Book 5349, Page 921 and in Book 6474, Page 354, and amended in Book 6486, Page 588, Register's Office for Davidson County, Tennessee. (5) Declaration of Covenants, Conditions and Restrictions of South Colony at Riverbend, of record in Book 7199, Page 119, and as amended in Book 9792, Pages 20 and 24, Register's Office for Davidson County, Tennessee. (6) By-Laws of South Colony at Riverbend Homeowners' Association, Inc., of record in Book 7199, Page 135, and as amended in Book 7781, Page 645, said Register's Office. (7) Dedication of Common Areas to South Colony at Riverbend Homeowners' Association, Inc., of record in Book 7781, Page 637, said Register's Office. (8) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (__X__) Unimproved (____) property, known as **6425 Sugar Maple Lane, Nashville, TN 37221**

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 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.

Witness my/our hand(s) this 29 day of **June, 2015.**

Corey L. Walton

Amy K. Walton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Corey L. Walton and Amy K. Walton,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29 day of **June, 2015.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/13/17