WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/05/15 13:40 4 pgs
Fees:23.00 Taxes:810.30
20150805-0077979

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,000.00

William H Emery
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of July, 2015

Notary Public

MY COMMISSION EXPIRES: 12/10/2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William H. Emery	William H. Emery	075150A15800
(NAME)	(NAME)	
4015 Old Hillsboro Road	158 Stoners Glen Court	
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064	Hermitage, TN 37076	
(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 considerations, the receipt of which is hereby acknowledged, I, **David G. Brown, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **William H. Emery**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

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

Being Lot/Unit No. 158, on the Plan of First Revision, Phase Two, Stoner's Glen, of record in Instrument 20001208-0121075 and Corrected in Instrument 20010117-0005055 and Instrument 20010109-0002802, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to David G. Brown and wife, Juanita M. Brown by Warranty Deed dated 07/15/2002 from Frank Batson Homes, Inc. of record in Instrument 20020717-0086210, Register's Office for Davidson County, Tennessee. Juanita M. Brown died on or about _____, thereby leaving David G. Brown as the surviving tenant by the entirety.

This conveyance is subject to: (1) All matters as set forth per Instrument 200012080121075, Instrument 200101090002802, Instrument 200101170005055; (2) Declaration of Covenants, Conditions and Restrictions for Stoner's Glen, a Horizontal Property Regime with Private Elements, Phase One of record in Instrument 200005260052723, as amended of record in Instrument 200012150123565; (3) Easement of record in Record Book 6838, Page 490; (4) Easement of record in Book 8140, Page 361, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 158 Stoners Glen Court, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 30th day of July, 2015.

David G. Brown by Ronald D. Smith Attorney in Fact

David G. Brown by Mike Brown Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Ronald D. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of David G. Brown, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20150805-0077978, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at office this 30th day of July, 2015.

JILL L. SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 9/10/2018

State of Tennessee
County of Davidson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Mike Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of David G. Brown, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20150805-0077978 Register's Office of Davidson County, Tennessee..

Witness my hand and Official seal this 30th day of July, 2015.

JILL L. SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 9/10/2018

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 01291-12108

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

Being Lot/Unit No. 158, on the Plan of First Revision, Phase Two, Stoner's Glen, of record in Instrument 20001208-0121075 and Corrected in Instrument 20010117-0005055 and Instrument 20010109-0002802, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to William H. Emery by Deed from David G. Brown, dated July 30, 2015, recorded in Instrument No. _____, in the Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

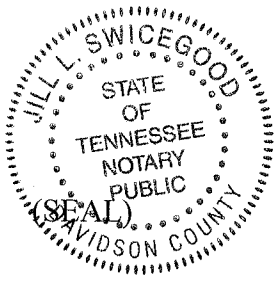
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Jill L. Swicegood
Notary Public

My Commission Expires: Sept 10, 2018