BILL GARRETT, Davidson County
Trans:T20150106988 DEEDWARR
Recvd: 12/18/15 13:00 2 pgs
Fees:13.00 Taxes:851.00
20151218-0127405

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN156800

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of November, 2015.

NOTARY PUBLIC

My commission expires: 7-30-17

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-30-2017

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Hinson and husband, Neal Hinson 4908 Trousdale Drive Nashville, TN 37220	Same address as new owner	146 08 0 070.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Thirty Thousand and 00/100 Dollars ($230,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **STEPHEN MICHAEL EMGE AND SHARON JANE MILLER**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **MARY HINSON AND HUSBAND, NEAL HINSON**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 245 on the Map of Section III, Crieve Hall Estates, as of record in Book 2133, page 59, Register's Office for said County, and described as follows:

BEGINNING at a point in the easterly margin of Trousdale Drive at the corner of Lots Nos. 245 and 246; thence with the line between said Lots, easterly 152.8 feet to a point; thence southerly 135 feet to the north margin of Bramblewood Drive; thence with the margin of the same, westerly 130 feet to the beginning of a curve; thence around said curve, northwesterly 39.27 feet to the east margin of Trousdale Drive, thence with the margin of the same, northerly 120 feet to the point of beginning.

Being the same property conveyed to Urban George Emge, Jr., his heirs and assigns, by QuitClaim Deed, dated 2/22/1994, recorded 3/1/1994, of record in Book 9263, Page 621, in the Register's Office for Davidson County, Tennessee.
AND
Being the same property devised to Stephen Michael Emge and Sharon Jane Miller, in joint tenancy with right of survivorship, by Last Will and Testament dated January 17, 1996, filed 11/12/15 under Case No. 15P1830, in the Davidson County Circuit Court. Urban George Emge, Jr. having since deceased on January 29, 2015

The address of the herein described property is believed to be 4908 Trousdale Drive, Nashville, TN 37220, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 24th day of November, 2015.

Stephen Michael Emge by Sharon Jane Miller Attorney in fact

STEPHEN MICHAEL EMGE BY SHARON JANE MILLER, ATTORNEY-IN-FACT

Sharon Jane Miller

SHARON JANE MILLER

MELINDA SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Personally appeared before me, a Notary Public, Sharon Jane Miller, 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.

WITNESS my hand and seal, this the 24th day of November, 2015.

Melinda Sutherland
Notary Public
My commission expires: 3/6/18

STATE OF TENNESSE
COUNTY OF ~~DAVIDSON~~ Williamson

Personally appeared before me, a Notary Public, Sharon Jane Miller, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), on behalf of Stephen Michael Emge and acknowledged that she executed the same as the free act and deed of the said Stephen Michael Emge.

WITNESS my hand and seal, this the 24th day of November, 2015.

Melinda Sutherland
Notary Public
My commission expires: 3/6/18

MELINDA SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY