PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20160015243 DEEDWARR
Recvd: 02/24/16 14:07 2 pgs
Fees:13.00 Taxes:1017.50
20160224-0017660

W & I Ref: (DM) Title No.: 58098
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Barbara L. Carroll 1229 6th Avenue North Nashville, TN 37208	PNC Mortgage, a Division of PNC Bank, NA, Its sucessors and/or Assigns P.O. Box 8800 Dayton, OH 45482-0340

TAX MAP PARCEL NUMBERS: 08209026400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$275,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael E. Emrick, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Barbara L. Carroll** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the northerly 45 feet of Lot No. 106 and the southerly 5 feet of Lot No. 107 on the Plan of D. T. McGavock's First Addition, as of record in Book 10, pages 606 to 609, inclusive, Register's Office for said County.

Said parts of Lots Nos. 106 and 107 front together 50 feet on the westerly side of 6th Avenue, North, formerly High Street, and run back between parallel lines 175 feet to an alley.

Being the same property conveyed to Michael E. Emrick by Warranty Deed from Ronald E. Underwood, an unmarried person, dated November 13, 1979 and recorded on November 15, 1979 and record in Book 5531, page 133, Register's Office for Davidson County, Tennessee.

William David Hollings, spouse of Michael E. Emrick, joins in this conveyance solely to convey any and all marital interest in subject property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2016, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 10, pages 606-609, said Register's Office.

This is improved property, known as 1229 6th Avenue North, Nashville, TN 37208

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 17th day of February, 2016.

Michael E. Emrick

William David Hollings

State of Tennessee

County of Davidson

On this 17th day of February, 2016, before me the undersigned authority, personally appeared Michael E. Emrick and William David Hollings, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $275,000.00.

Affiant

Sworn and subscribed before me this 17th day of February, 2016

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary