Recording Requested and Deed Prepared By:
Jean L. Byassee
Dobbins, Venick, Kuhn & Byassee, PLLC
210 25th Avenue North, Suite 1010
Nashville TN 37203
(615) 321-5659

New Owner:
Lee V. Emerson Revocable Trust
5309 Forest Acres Drive
Nashville TN 37220

Send Tax Bills to:
Same

Map & Parcel:
131-7D-1

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $1.00.

Lee V. Emerson
Affiant

Subscribed before me this 6 day of April, 2016.

Notary
My Commission Expires
(Affix Seal)

JEAN L. BYASSEE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2017

TENNESSEE QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that Lee V. Emerson, hereinafter "Grantor," for and in consideration of the sum of One and No/100 Dollars ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby remise, release and forever transfer to the Lee V. Emerson Revocable Trust the parcel of land in Davidson County shown on Exhibit A attached hereto and being the same property conveyed to Lee V. Emerson, a married person, by Warranty Deed from J. Dudley Parker, a married person, recorded on May 10, 2004, as document number 20040510-0053280, Register's Office for Davidson County, Tennessee.

This instrument and the interests hereby conveyed are subject to such limitations, restrictions, mortgage and encumbrances as may affect the premises, if any, as set forth in Exhibit A, including property taxes for 2016.

This is improved property known as 1921A Overhill Drive, Nashville, Tennessee.

WITNESS my hand this 6 day of April, 2016.

BILL GARRETT, Davidson County
Trans:T20160036227 DEEDQC
Recvd: 05/02/16 15:28 4 pgs
Fees:22.00 Taxes:0.00
20160502-0042979

Grantor:

LEE V. EMERSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lee V. Emerson, with whom I am personally acquainted and who upon oath, acknowledged themselves to be the within named Grantor, a Tennessee resident, and that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this 6 day of April, 2016.

Notary Public

My Commission Expires:

JEAN L. BYASSEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8,

This Instrument Prepared By:
Douglas S. Hale, Attorney
HALE AND HALE, PLC
312 First Tennessee Bank Building
Franklin, Tennessee 37064

Davidson County DEEDWARR
Recvd: 05/10/04 15:15 2pgs
Fees:13.00 Taxes:1110.00
20040510-0053280

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL
Lee V. Emerson 14375 Manuella Road Los Altos Hills, CA 94022	Union Planters Bank NA 7130 Goodlett Farms Pkwy Cordova, Tennessee 38016	131-7D-1

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Mary K. Baker
AFFIANT

Sworn to and subscribed before me
this 30 day of April, 2004.

NOTARY PUBLIC

My Commission Expires: 3-7-05

LYNN J. BABCOCK NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named **GRANTEE**, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **J. DUDLEY PARKER, a married person**, hereinafter called the **"GRANTOR"**, has bargained and sold and by these presents does transfer and convey unto **LEE V. EMERSON, a married person**, hereinafter called the **"GRANTEE"**, her 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 Unit 1921-A, Overhill Condominiums, of record in Plat Book 6050, page 178, as amended in Book 6900, page 93, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to J. Dudley Parker, an unmarried person, by Warranty Deed from Bill Hodde and wife, Martha Sheryl Hodde, of record in Book 9520, page 388, Register's Office for Davidson County, Tennessee.

THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, her heirs and assigns, forever;

AND GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

ALL-STATE LEGAL®
EXHIBIT
A

1. Davidson County taxes for the year 2004 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying his prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 131-7D-1.

2. All matters appearing on the Plan of record in Plat Book 6050, page 178, as amended in Plat Book 6900, page 93, Register's Office for Davidson County, Tennessee.

3. Master Deed of record in Book 7012, page 728 as re-recorded in Book 7038, page 787, Register's Office for said County.

4. Memorandum of Contract of record in Book 8831, page 967, said Register's Office.

AND GRANTOR DOES FURTHER covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

PAGE PARKER, WIFE OF J. DUDLEY PARKER, HEREBY JOINS IN THIS CONVEYANCE FOR THE SOLE PURPOSE OF CONVEYING ANY AND ALL RIGHT, TITLE AND INTEREST SHE MAY HAVE IN AND TO THE SUBJECT PROPERTY BY REASON OF HER MARITAL STATUS OR OTHERWISE.

This improved property is known as 1921A Overhill Drive, Nashville, Tennessee 37215.

WITNESS our hands this 30th day of April, 2004 in Franklin, Tennessee.

J. Dudley Parker

Page Parker

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for State and County, J. Dudley Parker and wife, Page Parker, the within named bargainors with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 30th day of April, 2004, in Franklin, Tennessee.

Notary Public

My Commission Expires: 3-7-05

