WARRANTY DEED

State of Tennessee
County of Robertson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$267,500.00~~ $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of September, 2016

Notary Public

MY COMMISSION EXPIRES: DENA A. ELLIS (AFFIX SEAL) STATE OF TENNESSEE NOTARY PUBLIC EXP. 09-22-2018 COUNTY OF ROBERTSON

Davidson County DEEDWARR
Recvd: 09/20/16 14:40 3 pgs
Fees:18.00 Taxes:943.50
20160920-0099071

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Scott K. Swander	Same	Map 131-1-D
(NAME)	(NAME)	
5025 Hillsboro Pike #6 B		Map 35.00 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Anna S. Emerson and Shane Emerson, wife and husband,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Scott K. Swander, unmarried man,** 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 Unit No. 35 on the Plat of Georgetown Apartments, a condominium, as of record in Book 5200, page 4, Register's Office for Davidson County, Tennessee, together with an undivided .449% interest in the common elements of 5025 Hillsboro Homeowners Association, as described in Book 5211, page 325, said Register's Office. Said Unit is also known as Apartment No. 6B.

Being the same property conveyed to Anna Laura Shell by Warranty Deed from Jack W. McCullough, Jr. and wife, Penny McCullough, filed for record on April 28, 2006 as Instrument No. 20060428-0049101, Register's Office for Davidson County, Tennessee. Anna Laura Shell has since married and now goes by the name of Anna S. Emerson.

Shane Emerson joins in executing this Warranty Deed to convey any and all marital rights he may have in subject property.

This conveyance is made subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and compete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 5025 Hillsboro Pike #6 B, Nashville, TN 37215
(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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 hands this 19th day of September, 2016.

Anna S. Emerson

Shane Emerson

State of Tennessee
County of Davidson

Personally appeared before me **Anna S. Emerson and Shane Emerson**, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 19th day of September, 2016.

Notary Public Robert L. Scruggs

My Commission Expires: _____

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

File No.: 37028

Certificate of Authenticity

I, Gary L. Dilliha, 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.

Signature

State of TENNESSEE

County of ROBERTSON

Personally appeared before me, Rhonda Dunn, a notary public for this county and state, Gary L. Dilliha who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: October 19, 2016.

Notary's Seal (If on paper)

RHONDA DUNN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY