Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
16-1074HV

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Kathleen Bean
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of October, 2016.

Bonita Martin
Notary Public
Commission Expires: _____

BILL GARRETT, Davidson County
Trans:T20160093607 DEEDWARR
Recvd: 10/24/16 12:34 3 pgs
Fees:18.00 Taxes:740.00
20161024-0112091

BONITA MARTIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 10, 2019

Address of New Owner	Send Tax Bills To:	Map & Parcel
Rudy A. Smith 4852 Concord Dr. Hermitage, TN 37076	new owner	075-08-0-155.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Buddie Emmons II and Larry Emmons and Tami Emmons, heirs at law of Buddy Gene Emmons

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rudy Allen Smith and Rudy Jackson Smith, Tenants in Common With Rights of Survivorship

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 Lot No. 534 on the Plan of Tulip Grove, Section Nine, of record in Plat Book 4675, Page 135, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Buddy Gene Emmons and wife, Peggy Hix Emmons by Warranty Deed from Ben Merritt and wife, Bonnie R. Merritt d/b/a Ben Merritt Construction Company, dated 8/3/76 and recorded 8/11/76 in Book 5056, Page 323, Register's Office for Davidson County, Tennessee. Peggy Hix Emmons died, vesting title solely in Buddy Gene Emmons as the surviving tenant by the entirety. Buddy Gene Emmons has since died intestate. Buddie Emmons II and Larry Emmons and Tami Emmons are the heirs at law of Buddy Gene Emmons as shown in the Affidavits of Heirship of record in Instrument No. 20161024-0112086 and Instrument No. 20161024-0112087, said Register's Office.

> Power of Attorney of record in Instrument No. 20161024-0112088 and Instrument No. 20161024-0112089, and 20161024-0112090, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4852 Concord Dr., Hermitage, TN 37076.

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 21st day of October, 2016.

Buddie Emmons II by Gary W. Temple, Attorney in Fact

Larry Emmons by Gary W. Temple, Attorney in Fact

Tami Emmons by Gary W. Temple, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Gary W. Temple** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for **Buddie Emmons, II** and that he is authorized by **Buddie Emmons, II** to execute this instrument on his behalf.

Witness my hand and official seal at Hendersonville, Tennessee this 21st day of October, 2016.

KIM GILLESPIE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Notary Public
My Commission Expires: 9-22-20

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Gary W. Temple** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for **Larry Emmons** and that he is authorized by **Larry Emmons** to execute this instrument on his behalf.

Witness my hand and official seal at Hendersonville, Tennessee this 21st day of October, 2016.

Notary Public
My Commission Expires: 9-22-20

KIM GILLESPIE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

KIM GILLESPIE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Gary W. Temple** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for **Tami Emmons** and that he is authorized by **Tami Emmons** to execute this instrument on his behalf.

Witness my hand and official seal at Hendersonville, Tennessee this 21st day of October, 2016.

Notary Public
My Commission Expires: 9-22-20

