ADDRESS NEW OWNER: Matthew Emigh
Andrea Emigh
8409 Rolling Hills Drive
Nashville, TN 37221

SEND TAX BILL TO: New Owner

MAP-PARCEL NOS. 12713003600

BILL GARRETT, Davidson County
Trans:T20160101765 DEEDWARR
Recvd: 11/17/16 11:56 2 pgs
Fees:13.00 Taxes:1480.00
20161117-0121472

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Steve R. Griffith** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Matthew Emigh and Andrea Emigh, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 20 as shown on the plan of Section Four, Merrymount Acres, as of record in Book 4460, Pages 126 and 127, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Steve R. Griffith from John Alexander Prince, unmarried, by Warranty Deed recorded on August 18, 2015, in Instrument No. 20150818-0082924, Register's Office for Davidson County, Tennessee.

This is property with a common address of 8409 Rolling Hills Drive, Nashville, TN 37221.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, said taxes for the current year having been prorated and paid by the Grantor at closing.(2) All matters appearing on the Plan of record in Plat Book 4460, Pages 126 and 127, Register's Office for Davidson County, Tennessee.(3) Restrictive Covenants of record in Book 4399 Page 771 and as made applicable in Book 5107, Page 729, said Register's Office.

Grantor warrants that the subject property has never been his residence and is not subject to any marital interests therein.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 10th day of November 2016.

Steve R. Griffith

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Steve R. Griffith,** with whom I am personally acquainted, or who 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 official seal at office this 10th day of November 2016.

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: My Commission Expires MAR. 7, 2017

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater for this transfer is $400,000.00.

Affiant

Subscribed and sworn before me this 10th day of November 2016.

ELIZABETH COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Notary Public
My Commission Expires: 10/23/19

File No. 1611K254