RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-34587

BILL GARRETT, Davidson County
Trans:T20160102106 DEEDWARR
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Fees:13.00 Taxes:1517.00
20161118-0121806

This document prepared by (and after recording return to):	
Name:	**William Davis, Attorney, P.C.**
Address:	**219 Ward Circle, Ste 5**
City, State, Zip:	**Brentwood, TN, 37027**
Phone:	**615-369-0039**
File Number:	**WWD-3139**

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Andrea A. Emigh and Matthew K. Emigh, wife and husband,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Mary-Grace H. Robb and Charles L. Robb, Jr., wife and husband**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 111 on the Plan of Section 1, Oak Hill Estates, of record in Plat Book 3700, pages 118, 119, and 120, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Andrea A. Emigh and Matthew K. Emigh, wife and husband, by Warranty Deed from W. H. McPherson, an unmarried man, of record in Instrument Number 20121116-0105932, Register's Office for Davidson County, Tennessee.

This is improved property also known as 916 Green Valley Drive, Nashville, Tennessee, 37220.

Map and Parcel: 16005000500

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 15th day of November, 2016.

Andrea A. Emigh -Grantor

Matthew K. Emigh -Grantor

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Andrea A. Emigh and Matthew K. Emigh, wife and husband, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 15th day of November, 2016.

W. WILLIAM DAVIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

NOTARY PUBLIC

My Commission Expires: 12/27/2016

Grantee(s) Name, Address:	Send Tax Statement To:
Mary-Grace H. Robb and Charles L. Robb	New owner
916 Green Valley Drive	
Nashville, TN 37220	

STATE OF TENNESSEE
COUNTY OF Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$410,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 15th day of November, 2016.

Affiant

(Seal)

Notary Public

TONJA BARRON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My commission expires:
10/31/2020