WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160105360 DEEDWARR
Recvd: 11/30/16 13:38 2 pgs
Fees:13.00 Taxes:1239.50

20161130-0125671

KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $335,000.00

Affiant

Subscribed and sworn to before me this 28 day of November, 2016.

Notary Public
My Commission expires: 4/21/2020
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Christopher W. West	New Owner	01600027400
2251 Gallop Lane		
Goodlettsville, TN 37072	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Larry F. Emmerling and Kathleen J. Emmerling, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Christopher W. West and Nicole A.B. West, husband and wife,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Saddlebrook Farms, of record in Plat Book 9700, Page 333, and amended in Book 10455, Page 832 and further amended in Book 10455, Page 840, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Larry F. Emmerling, a married man from James E. Hockaday, Jr., and wife, Krista L. Hockaday by Warranty Deed on May 21, 2013, of record in Instrument Number 20130528-0053392, Register's Office for Davidson County, Tennessee. Further conveyed to Larry F. Emmerling and Kathleen J. Emmerling, husband and wife from Larry F. Emmerling, a married man by Quitclaim Deed on September 30, 2013, of record in Instrument Number 20130930-0102282, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 9700, Page 333 and amended in Book 10455, Page 832 and Book 10455, Page 840, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 10024, Page 591; Book 11003, Page 852 and Instrument Numbers 20001004-0098657 and 20080611-0059935, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 10024, Page 609, Register's Office for Davidson County, Tennessee.
- Easements and Agreements of record in Book 11244, Page 904; Book 9417, Page 284 and Instrument Numbers 20010329-0030322 and 20120104-0000822, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2251 Gallop Lane, Goodlettsville, TN 37072**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this November 25th, 2016.

Larry F. Emmerling

Kathleen J. Emmerling

STATE OF Florida

COUNTY OF Lee

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Larry F. Emmerling and Kathleen J. Emmerling** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 25th, 2016

Notary Public

Laura A. Cava
State of Florida
My Comm. Exp. 07/18/2020
Commission No. GG 12715

My commission expires 7/18/2020