WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170014990 DEEDWARR
Recvd: 02/21/17 10:03 2 pgs
Fees:13.00 Taxes:444.00
20170221-0017035

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of February, 2017.

Notary Public

MY COMMISSION EXPIRES: 11-5-19

(AFFIX SEAL)

SANDY BALENT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Scott D. Plemons	Same as New Owner	03413019400
(NAME)	(NAME)	
7000 Bay Cove Trail		
(ADDRESS)	(ADDRESS)	
Nashville , TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, EMERALD CREEK PROPERTIES, A GENERAL PARTNERSHIP, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SCOTT D. PLEMONS, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Eastlawn Subdivision, Block G, of record in Book 547, Page 153 and 154, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Emerald Creek Properties by Cash Deed for Tennessee dated August 15, 2013, from Shaun Donovan, The Secretary of Housing and Urban Development of Washington, D.C., to Emerald Creek Properties of record in Instrument No. 20130819-0086710, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2017 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, AND ALL MATTERS SET FORTH ON THE PLAN OF EASTLAWN SUBDIVISION, BLOCK G, OF RECORD IN BOOK 547, PAGES 153 AND 154, REGISTERS' OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND SUBJECT TO EASEMENTS OF RECORD OR VISUALLY NOTED ON THE PROPERTY AND SUBJECT TO THE RIGHT-OF-WAY OF THE L & N RAILROAD.

unimproved ☐

This is improved ☑ property, known as 1416 Florence Ave., Madison, TN 37115
(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 GRANTEE, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my, heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 hand this 16th day of February, 2017.

EMERALD CREEK PROPERTIES
A GENERAL PARTNERSHIP

BY:_____
Greg Self, General Partner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Greg K. Self, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the partner(s) of **Emerald Creek Properties**, the within named bargainor, a partnership, and he as such partner(s) executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as partner(s).

WITNESS my hand and seal this 16th day of February, 2017.

My Commission Expires:
11-5-19

Notary Public,

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

