THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 33579-03-2017**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $850,000.00. Affiant Subscribed and sworn to before me this 25th day of May, 2017. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

WARRANTY DEED

Address New Owner: James Boswell, Sarah Gay Boswell 110 Blackburn Avenue Nashville, TN 37205	**Send Tax Bills To:** SAME	**Tax Information:** Map and Parcel No.: 130 02 0 058 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brian Robert Emerson and Megan Stack Emerson, husband and wife**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James S. Boswell and Sarah Gay Boswell, husband and wife** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 110 Blackburn Avenue, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20170045160 DEEDWARR
Recvd: 05/26/17 14:23 3 pgs
Fees:18.00 Taxes:3145.00
20170526-0052861

PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

IN WITNESS WHEREOF, Grantor has executed this instrument on the 25th day of May, 2017.

Brian Robert Emerson

Megan Stack Emerson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brian Robert Emerson and Megan Stack Emerson, with whom I am personally acquainted (or 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, at office, this 25th day of May, 2017.

GEORGE E. MUDTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 69, Bransford Realty Company's Belle Meade Golf Links, as shown on the Plat of record in Plat Book 421, pages 94 and 95, Register's Office for Davidson County, Tennessee, to which plat reference is hereby make for a more particular description of said property.

Being the same property conveyed to Brian R. Emerson, a single man by deed dated June 26, 2014 from A.C. Hobbs Yarbrougth and wife, Kristen Yarbrough of record in Instrument No. 20140630-0056754, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated January 18, 2017 of record in Instrument No. 20170120-0006256, Register's Office for Davidson County, Tennessee, Brian Robert Emerson conveyed subject property to Brian Robert Emerson and Megan Stack Emerson, husband and wife. Brian Robert Emerson and Brian R. Emerson are one and the same person.

This conveyance is made subject to:

1. State and County taxes for the year 2017, which have been prorated and assumed by Grantee. Map and Parcel No. 130 02 0 058 00.
2. All matters appearing on the Plan of record as Plat Book 421, pages 94 and 95, Register's Office for Davidson County, Tennessee.