Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170073675 DEEDWARR
Recvd: 08/24/17 09:21 2 pgs
Fees:13.00 Taxes:647.50
20170824-0086934

File No. RW0003258

ANNA AGEE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of August, 2017.

Anna Agee
Notary Public

MY COMMISSION EXPIRES: 5-8-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan Tyler Emler	FirstBank	173-05-0A-137.00-CO
(NAME)	(NAME)	
1863 Shaylin Loop	318 Seaboard Lane, Ste 205	
(ADDRESS)	(ADDRESS)	
Antioch, TN, 37013	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Ronald Houston and Brenda Houston, husband and wife** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jonathan Tyler Emler,** unmarried man, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 137 on the Plan of Barnes Crossing, Phase I, A Planned Unit Development, according to plat and survey as shown on Exhibit A of Master Deed of record in Instrument Number 20050721-0084791, as re-recorded in Instrument Number 20050805-0092480; as amended in Instrument Number 20051114-0136938 and further amended in Instrument Number 20071227-0147998, Register's Office for Davidson County, Tennessee, to which reference is hereby made for more complete details of location and description of said unit.

Being the same property conveyed to Ronald Houston and Brenda Houston by Warranty Deed from Blake S. Roberson, married, recorded November 25, 2015 in Instrument No. 20151125-0119951, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2017 which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1863 Shaylin Loop, Antioch, TN 37013

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 23rd day of August, 2017.

Ronald Houston

Ronald Houston

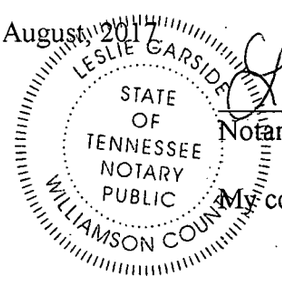
Brenda Houston

Brenda Houston

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ronald Houston and Brenda Houston, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 23rd day of August, 2017.



Leslie Garside

Notary Public

My commission expires: 1/20/19

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206