This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
3200 West End Avenue, Suite 500
Nashville, TN 37203
TN BPR # 11639
P 615.414.1368 F 615.915.4964

Bill Garrett Davidson County
Batch# 96806 DEEDWARR
05/25/2018 10:28:40 AM 2 pgs
Fees: $13.00 Taxes: $795.50

20180525-0050237

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $215,000.00.

X _____
Affiant

Subscribed and sworn to before me, this 23rd day of May, 2018.

_____
Notary Public
My commission expires: 11-3-20

LINDA S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 3, 2020

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
CHADWICK LOFTIS	First Bank	161-16-A-31.00
161 SHADOW GLEN DRIVE	318 Seaboard Lane, Ste. 205	
NASHVILLE, TN 37211	Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MATTHEW EMERSON AND WIFE, DEIDRE V. EMERSON,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to, **CHADWICK LOFTIS, UNMARRIED MAN**, hereinafter called the Grantee, his successors 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 31 of Building 5 of the Townhomes of Shadow Glen, as shown on Exhibit A, of the Second Supplementary Declaration of Covenants, Conditions and Restrictions, of record as Instrument No. 20041021-0126776, re-recorded as Instrument No. 20041025-0128065, Register's Office for Davidson County, Tennessee.

BEING THE SAME PROPERTY CONVEYED TO MATTHEW EMERSON AND WIFE, DEIDRE V. EMERSON BY WARRANTY DEED FROM AZADAH SHAHHOSSEINI AND ZABIHDLAH SHAHHOSSEINI, HUSBAND AND WIFE, DATED APRIL 25, 2008, RECORDED MAY 1, 2008 OF RECORD IN INSTRUMENT NO. 20080501-0044502, DAVIDSON COUNTY REGISTER OF DEEDS.

This property is improved property known as 161 SHADOW GLEN DRIVE, NASHVILLE, TN 37211.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

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, successors and assigns,

forever. Grantors covenant with Grantee that Grantors are lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind themselves, their heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 24th day of May, 2018.

MATTHEW EMERSON

DEIDRE V. EMERSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, MATTHEW EMERSON AND WIFE, DEIDRE V. EMERSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in NASHVILLE, TENNESSEE, this 24th day of MAY, 2018.

BRIAN PAYNE, Notary Public

My Commission expires: 11/04/18

