Name and Address of New Owner:
Suesan Lee Barr
308 Heritage ct.
Madison TN 37115

Send Tax Bills To:
New Owner
same

Karen Y Johnson Davidson County
Batch# 158617 DEEDWARR
11/13/2018 01:12:44 PM 2 pgs
Fees: $13.00 Taxes: $628.44

20181113-0111755

This Instrument Prepared By:
Steven P. Disser Esq.
Greater Nashville Title, LLC
200 Madison Street
Madison, TN 37115

Map & Parcel No: 042-07-0A-027.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Emerald Creek Properties, a Tennessee Partnership**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Suesan Lee Barr, a single woman**, the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Second Revised Plan of Phase One, Heritage Square of record in Plat Book 5200, Page 249, as revised in Book 5200, Page 282 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Emerald Creek Properties by Cash deed from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C. of record in Instrument No. 20120522-0044235 Register's Office for Davidson County, Tennessee, dated May 18, 2012 and recorded on May 22, 2012. (Value of consideration shown in aforementioned deed $46,000.00.)

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS; SUBJECT TO NOTES, EASEMENTS, SETBACK LINES, ETC., SET FORTH ON THE SECOND REVISED PLAN OF PHASE ONE, HERITAGE SQUARE OF RECORD IN PLAT BOOK 5200, PAGE 249, AS REVISED IN BOOK 5200, PAGE 282, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

Being also known as 308 Heritage Court Madison, Tennessee 37115.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 31st day of October, 2018.

Emerald Creek Properties, a Tennessee Partnership

By: _____
Greg Self, General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of October, 2018, before me personally appeared Greg Self, General Partner of Emerald Creek Properties, to me known to be the person (or persons) described in, or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 31st day of October, 2018.

Sandy Balent
Notary Signature
My commission expires: 11-5-19

SANDY BALENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $169,850.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
31st day of October, 2018.

Sandy Balent
Notary Public
My commission expires: 11-5-19
File No. 2018-65

SANDY BALENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY