Karen Y Johnson Davidson County
Batch# 164391 DEEDWARR
11/21/2018 11:25:23 AM 2 pgs
Fees: $13.00 Taxes: $917.60
20181121-0114613

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $248,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 9.20.20
(AFFIX SEAL)

Jennifer Harris
State Of Tennessee Notary Public
County of Rutherford

THIS INSTRUMENT WAS PREPARED BY
Greenvue Title and Escrow, LLC, 451 N. Thompson Lane, Suite D, Murfreesboro, TN 37129

File No.: 18-0013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
William Brock Byers	new owner	065-09-0-006.00
(NAME)	(NAME)	
4876 Big Horn Drive		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Forty-Eight Thousand And No/100 Dollars ($248,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED,
EMS INVESTING, LLC, A TENNESSEE LIMITED LIABIITY COMPANY
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
WILLIAM BROCK BYERS, UNMARRIED MAN
HEREINAFTER CALLED THE GRANTEES, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT ORPARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS,TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 36 on the Plan of Section Two, Sherwood Forest, of record in Book 4300, Page 125, Register's Office for Davidson County, Tennessee.

SAID Lot No. 36 fronts 75.00 feet on the westerly margin of Big Horn Drive and extends back between parallel lines 140.00 feet to a dead line in the rear.

BEING the same property conveyed to EMS Investing, LLC, a Tennessee limited liability company by Warranty Deed from David Dale King, unmarried, dated 6/13/18 and recorded 6/15/18 in Instrument Number 20180615-0057703, Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: D-AR-18-486

Prior Sources of Title: BEING the same property previously conveyed to David Dale King by Quitclaim Deed from Ridawn Rae King, dated 1/15/01 and recorded 2/27/01 in Instrument Number 20010227-0018116; and the same property previously conveyed to David Dale King, an unmarried person, by Quitclaim Deed from Jo Ann Hodges, an unmarried person, dated 6/29/95 and recorded 6/30/95 in Book 9717, Page 733; and previously conveyed to David Dale King and Jo Ann Hodges, as joint tenants with right of survivorship, by Warranty Deed from Theresa McWhorter Mangrum, and husband, Anthony Mangrum, dated 7/9/93 and recorded 7/19/93 in Book 9017, Page 27, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 4876 Big Horn Drive, Old Hickory, TN 37138
(House No.) (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 our hands this 16th day of November, 2018.

EMS Investing, LLC

BY: Suzan Starkey, manager
Suzan Starkey, Manager

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Suzan Starkey with whom I am personally acquainted with (or proved to me on the basis of satisfactory evidence) and who, upon oath acknowledged herself to be the Manager of EMS Investing, LLC and that acting in such capacity has the authority to do so, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mrufreesboro, Tennessee, this 16th of November, 2018.

Notary Public

My Commission Expires:

(SEAL) 9.20.20

Jennifer Harris
State Of Tennessee Notary Public
County of Rutherford