Karen Johnson Davidson County
Batch# 206523 DEEDWARR
03/15/2019 03:22:30 PM 3 pgs
Fees: $18.00 Taxes: $825.10
20190315-0024037

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $223,000.00.

Debbie Lester
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF MARCH, 2019.

Patricia Nicholls
Notary Public

MY COMMISSION EXPIRES: 5/15/20
(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 19-0116

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Linda K. Sneed , unmarried	NEW OWNER	Map: 142070C02400CO
(NAME) 418 Bradford Green	(NAME)	
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED TWENTY-THREE THOUSAND AND NO/100 DOLLARS ($223,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CARMEN M. EMERSON AND JAMES W. EMERSON, WIFE AND HUSBAND,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LINDA K. SNEED , UNMARRIED,

HEREINAFTER CALLED THE GRANTEES, 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. 24 Ashley Green, a Horizontal Property Regime established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated Sections 66-27-101 through 66-27-123; herein referred to as the "Act") and the provisions of the Master Deed for Ashley Green of record in Book 7184, Page 44, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto of record in Book 7184, page 71, said Register's Office (collective the "Master Deed"), to which Master Deed reference is here made for a more complete and accurate description of said unit.

Being the same property conveyed to Carmen M. Emerson and James W. Emerson, wife and husband, by deed from Robyn Hendrixson, married, of record in Instrument No. 20150930-0099291, dated September 28, 2015, Register's Office for said County.

This conveyance is made subject to: (1) 2019 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6900, Page 978, said Register's Office; (3) Sanitary Sewer Easement of record in Book 6483, Page 907, Register's Office for said County; (4) Easement to State of Tennessee of record in Book 5407, Page 643, said Register's Office; (5) Easement to Harpeth Valley Utility District of record in Book 5374, Page 511, said Register's Office; (6) Easement to Comcast of record in Instrument 20170206-0012423, said Register's Office; (7) Agreement for Dedication of Public Utilities of record in Instrument 20060724-0088823, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Book 7184, Page 44, amended in Book 7482, Page 312, Instrument 20111101-0085880; Book 7467, Page 279, and Book 7184, Page 71, said Register's Office.

The signature of James W. Emerson is signed by his/her duly appointed Attorney-in-Fact, Pamela H. Stowell, pursuant to the Power of Attorney of record in Instrument
___20190315002403 6_____, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 418 Bradford Green, Nashville, TN 37221
(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 14th day of March, 2019.

Carmen M Emerson
Carmen M. Emerson

James W. Emerson by Pamela H. Stowell
James W. Emerson
By: Pamela H. Stowell, as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carmen M. Emerson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 14th day of March, 2019.

My Commission Expires: 5/5/20

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Pamela H. Stowell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument on behalf of James W. Emerson, as his/her Attorney-in-Fact, as the free act and deed of the within named James W. Emerson.

Witness my hand and official seal this 14th day of March, 2019.

My Commission Expires: 5/5/20

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

True Copy Certification

I, Anita Lester, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.