THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190520614**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $415,000.00. Affiant Subscribed and sworn to before me, this30th day of May, 2019. Notary Public My Commission Expires: 9/6/22

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES

Karen Johnson Davidson County
Batch# 237665 DEEDWARR
06/03/2019 11:16:54 AM 2 pgs
Fees: $13.00 Taxes: $1,535.50

20190603-0052489

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Edwin B. Emerson and Rechilda T. Emerson 5121 Millbrook Drive Nashville TN 37221	New Owner	Tax Parcel ID No. 155-15-0A-137.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John P. Hogan and Henrietta K.S. Hogan, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Edwin B. Emerson and Rechilda T. Emerson, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 137, as shown on the map entitled Stonemeade Section II, of record in Plat Book 7900, page 525, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JOHN P. HOGAN and wife, HENRIETTA K.S. HOGAN, by deed from CENTEX REAL ESTATE CORPORATION, of record in Book 9189, page 796 , dated December 9, 1993 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 155-15-0A-137.00 CO.

Matters shown on the Plan of record in Plat Book 7900, page 525, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7701, page 290, Book 8349, page 43, amended in Book 8810, page 840 and Bylaws amended in Book 8517, page 992, said Register's Office.

Utility Easement of record in Book 9740, page 967, said Register's Office.

This is improved property located at 5121 Millbrook Drive Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of May, 2019.

John P. Hogan

Henrietta K.S. Hogan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John P. Hogan and Henrietta K.S. Hogan, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of May, 2019.

Notary Public

My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021