THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, T** Karen Johnson Davidson County Batch# 249784 DEEDWARR 06/27/2019 03:30:42 PM 2 pgs Fees: $13.00 Taxes: $1,720.13 20190627-0062705 STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires Nov. 26, 2022	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $464,900.00 Affiant Subscribed and sworn to before me, this 25 day of June, 2019. Notary Public My Commission Expires: 11-26-2022

WARRANTY DEED

Address New Owner: Brett Owen Emerson and Zinaida Alexandrova Georgiev 6012 A Morrow Rd Nashville, TN 37209	Send Tax Bills to: ~~New Owner~~ CMC LIBERTY FINANCIAL 1200 FOREST BRIDGE RD LOUISVILLE, KY 40223	Tax Information: Tax Parcel ID No. 091-06-1A-001.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVID POWERS AND MELISSA POWERS, HUSBAND AND WIFE,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **BRETT OWEN EMERSON, UNMARRIED, AND ZINAIDA ALEXANDROVA GEORGIEV, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** ("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 Unit No. A, on the plan of 6012 Morrow Homes, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 6012 Morrow Homes, a Horizontal Property Regime with Private elements of record in Instrument No. 20160527-0053652, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to DAVID POWERS AND MELISSA POWERS, HUSBAND AND WIFE, by deed from CYNTHIA L. FRENCH, of record in Instrument No. 20170712-0070117, dated July 7, 2017, said Register's Office.

This is improved property commonly known as: **6012 A Morrow Rd Nashville, TN 37209**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their 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, Grantors have executed this instrument on this 25 day of June, 2019.

David Powers
DAVID POWERS

Melissa Powers
MELISSA POWERS

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DAVID POWERS AND MELISSA POWERS**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 25 day of June, 2019

BARBARA COLLINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires Nov. 26, 2022

Barbara Collins
Notary Public
My Commission Expires: 11-26-2022