WARRANTY DEED

Karen Johnson Davidson County
Batch# 270772 DEEDWARR
08/13/2019 10:06:31 AM 2 pgs
Fees: $13.00 Taxes: $1,794.50
20190813-0080590

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE day of July, 2019.

Notary Public

MY COMMISSION EXPIRES: 9-6-22
(AFFIX SEAL)

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.

RETURN THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
John Hays 710 Melpark Drive Nashville, TN 37204	New Owner	105-14-0N-009.00-CO

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Lucian F. Emerson and Leigh Ann Emerson, husband and wife, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto John Hays, married man,hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land Situated in Davidson County, Tennessee, being Unit 9, as established in Declaration of covenants, conditions and restrictions of Melpark Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20151222-0128613 as amended by Instrument No. 20160106-0001307 in Register's Office of Davidson County, Tennessee, with Plat attached as Exhibit "C" to which Declaration reference is hereby made for a more particular description of said property.

Being the same property conveyed to Lucian F. Emerson and Leigh Ann Emerson by Warranty Deed from Melpark Partners LLC, a Tennessee limited liability company, dated 08/31/2016 in Instrument No. 2016006-0092988 Register's Office of Davidson County, Tennessee

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 710 Melpark Drive, Nashville, TN 37204

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 my/our hand(s) this the 26 day of July, 2019.

Lucian F. Emerson

Leigh Ann Emerson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Lucian F. Emerson and Leigh Ann Emerson with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 26 of July, 2019.

Notary Public

My Commission Expires: 10/3/21

(SEAL)

