This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-19-5264

Karen Johnson Davidson County
Batch# 291618 DEEDWARR
09/26/2019 11:09:30 AM 4 pgs
Fees: $23.00 Taxes: $1,091.50
20190926-0097986

STATE OF TENNESSEE
COUNTY OF Williamson

BRIA I SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

The actual consideration or value, whichever is greater, for this transfer is $295,000.00

Affiant

Subscribed and sworn to before me, this the 26th day of September, 2019

Notary Public
My Commission Expires: 7/6/2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Arnold Scott Torres 2882 Whitebirch Dr, Nashville, TN 37076	Same as new owner 2882 Whitebirch Dr, Nashville, TN 37076	097-02-0A-622.00-CO

WARRANTY DEED

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 considerations, the receipt of which is hereby acknowledged, I/we, **James M. Adcox, III, Trustee of the Richard C. Emrich, Jr. Supplemental Needs Trust dated July 3, 2014**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Arnold Scott Torres, a single man**, hereinafter called the Grantee(s), his/her/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 Lot No. 622 on the Plan of Final Plat of Villages of Riverwood, Section One, Phase 5B of record in Plat at Instrument No. 20161215-0131509, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James M. Adcock, III, Trustee of the Richard C. Emrich, Jr. Supplemental Needs Trust dated July 03, 2014 by Warranty deed from Beazer Homes, LLC, a Delaware limited liability company, successor in interest to Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20170711-0069492 Register's Office for Davidson County, Tennessee, dated July 07, 2017 and recorded on July 11, 2017.

This Instrument executed on behalf of James M. Adcox, III by Sondra Moungey pursuant to the Power of Attorney of record in Instrument No. 20190926009798 5, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is ☒ improved or ☐ unimproved property located at: **2882 Whitebirch Dr, Nashville, TN 37076**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 26th day of September, 2019.

GRANTOR:

The Richard C. Emrich, Jr. Supplemental Needs Trust dated July 3, 2014

By: James M. Adcox III Trustee By SM AIF
James M. Adcox, III, Trustee by Sondra Moungey, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Sondra Moungey, with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney-in-fact for James M. Adcox, III, as Trustee of the Richard C. Emrich, Jr. Supplemental Needs Trust dated July 3, 2014, and that she is authorized by the aforesaid Trustee to execute this instrument on his behalf.

WITNESS my hand and seal at office this 26th day of September, 2019.

Bria I Sawyers
Notary Public
My Commission expires: 7/6/2020

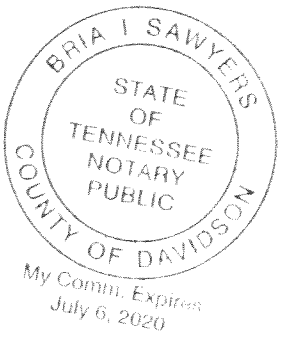


EXHIBIT "A"
TO Warranty Deed
From: Richard C. Emrich, Jr. and Jay M. Adcox III
To: Scott Torres

STATE OF TENNESSEE
COUNTY OF Williamson

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

WITNESS my hand and seal at office this 26th day of September, 2019.

Notary Public
My Commission Expires: 7/6/2020

BRIA I SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

