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THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Karen Johnson Davidson County
Batch# 324797 DEEDWARR
12/04/2019 12:53:53 PM 2 pgs
Fees: $13.00 Taxes: $1,036.00
20191204-0125084

WARRANTY DEED

Address New Owner(s):
Darin G. Anderson
1516 Eastover Place
Old Hickory, TN 37138

Send Tax Bills to:
New Owner

Map/Parcel: 075150A15800CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **William H. Emery, an unmarried man**, hereinafter called the Grantor(s), has bargained and sold, and by these presents do transfer and convey all my interest unto **Darin G. Anderson and Dana M. Anderson, husband and wife**, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot/Unit No. 158 on the Plan of First Revision, Phase Two, Stoner's Glen, of record in Instrument No. 20001208-0121075 and corrected in Instrument No. 20010117-0005055 and Instrument No. 20010109-0002802, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to William H. Emery by Warranty Deed from David G. Brown, unmarried, dated July 30, 2015, and filed at Instrument No. 20150805-0077979, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to: 2019 taxes, prorated and assumed; All matters as set forth per Instrument 20001208-0121075, Instrument 20010109-0002802, Instrument 20010117-0005055; Declaration of Covenants, Conditions and Restrictions in Instrument 20000526-0052723, as amended in Instrument 20001215-0123565; Easements in Book 6838, page 490 and Book 8140, page 361; and all easements, restrictions and zoning regulations which may be applicable.

This is improved property known as: 158 Stoners Glen Court, Hermitage, TN 37076

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 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 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) as on the date shown on the Notary forms.

William H. Emery
by: Victor C. Emery, Attorney in Fact

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Victor C. Emery, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument in behalf of William H. Emery, and acknowledged that he executed the same as the free act and deed of the said William H. Emery, and for the purposes therein contained, by virtue of a Power of Attorney duly executed by the said Grantor.

Witness my hand and official seal at office, this 27th day of November, 2019.

My Commission Expires: 3/8/22

Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $ 280,000.00

Affiant

Subscribed and sworn to before me this 27th day of November, 2019.

My Commission Expires: 3/8/22

Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022