# WARRANTY DEED

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

Karen Johnson Davidson County
Batch# 371333 DEEDWARR
03/12/2020 10:17:55 AM 2 pgs
Fees: $13.00 Taxes: $2,038.70

20200312-0027719

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $551,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of March, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-8-24
(AFFIX SEAL)

**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) |
|---|---|---|
| Thomas Emberson and Holly Emberson, husband and wife<br>6660 Clearbrook Drive<br>Nashville, TN 37205 | OWNER | 129-10-0-062 |

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, **Jay L. Rittenberg and Barbara Rittenberg, as equal tenants in common,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Thomas Emberson and Holly Emberson, husband and wife,** 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 in Davidson County, Tennessee, being Lot No. 31, on the plan of WEST MEADE PARK, INC., SECTION ONE, as shown on plat of record in Book 2900, Pages 103 and 104, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Jay L. Rittenberg and wife, Barbara Rittenberg by Installment Deed from S. Ralph Gordon and wife, Phyllis Lefkovitz Gordon, dated 12/17/1973 and recorded 12/18/1973 of record in Book 4773, Page 653, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jay L. Rittenberg and Barbara Rittenberg as equal tenants in common by Quitclaim Deed from Jay L. Rittenberg and Barbara Rittenberg, dated 07/10/1995 and recorded 07/18/1995 of record in Book 9733, Page 18, Register's Office for Davidson County, Tennessee. Jay L. Rittenberg is also known as Jacob "Jay" L. Rittenberg.

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: 6660 Clearbrook Drive, Nashville, TN 37205

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 11th day of March, 2020.

Jay L. Rittenberg by Edward L. Rittenberg attorney in fact
Jay L. Rittenberg by Edward L. Rittenberg as Attorney-in-Fact

Barbara Rittenberg by Edward L. Rittenberg attorney in fact
Barbara Rittenberg by Edward L. Rittenberg as Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Edward L. Rittenberg, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-In-Fact for Jay L. Rittenberg and Barbara Rittenberg, the within named bargainors, and that he as such Attorney-In-Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the names Jay L. Rittenberg and Barbara Rittenberg, the bargainors, by the said Edward L. Rittenberg, as Attorney in Fact.

Witness my hand and official seal, this the 11th of March, 2020.

Notary Public

My Commission Expires: 3/7/2023

(SEAL)

John M. Wells
State of Tennessee Notary Public
Davidson County