WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $73,000.00

Mark T. Farmer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2001.

Notary Public

MY COMMISSION EXPIRES: 3-20-05
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 12/04/01 17:42 2pgs
Fees:13.00 Taxes:270.10

20011204-0133456

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
613 Potomac Place, Suite #205
Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark T Farmer	EquiPrime Mortgage	Map: 083
(NAME) 705 Groves Park Road	(NAME) 3343 Perimeter Hill Drive #111	Group: 07-0
(ADDRESS) Nashville, TN 37206	(ADDRESS) Nashville Tennessee 37211	Parcel: 180
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Terrell W. Greene , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark T Farmer, a Single Man , HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 40 on the Map of Rolling Acres No. 2, Section One, as of record in Book 1424, page 45, Register's Office for Davidson County, Tennessee.

Said Lot No. 40 fronts 80 feet on the westerly side of Groves Park Road and runs back 130.27 feet on the southerly line and 126.85 feet, more or less, on the northerly line to a dead line in the rear, measuring 80 feet thereon.

Being the same property conveyed to Terrell W. Greene by deed from Terrell W. Greene, as Executor of the Estate of Mary E. Howell Binkley of record in Deed Book 11551, page 22, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth per Plat Book 1424, Page 45, Register's Office of said County.

Utility Easement of record in Book 1424, page 45 in the Register's Office for said County, Tennessee.

Restrictive Covenants of record in Deed Book 1541, page 101 and in Deed Book 1627, Page 281, Register's Office of said County.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 705 Groves Park Road, Nashville, TN 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 30th day of November, 2001.

Terrell W. Greene

Terrell W. Greene

STATE of Tennessee
COUNTY of Rutherford

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Terrell W. Greene the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 11/30/2001

My Commission Expires: 3 2005

Notary Public

File Number2111455
RETURN TO:
Cumberland Title Company
613 Potomac Place, Suite#205
Smyrna, TN 37167

DEBRIE C. WILLIAMS NOTARY PUBLIC LARGE RUTHERFORD CTY. TENNESSEE