WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,000.00 YG

Yolanda Greenfield
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2005.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

MELINDA M. BROOKS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires March 25, 2006

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Blvd., Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yolanda Greenfield	Yolanda Greenfield	Map 43
(NAME) 420 Elm Street	(NAME) 420 Elm Street	Group 13
(ADDRESS) Madison, TN 37115	(ADDRESS) Madison, TN 37115	Parcel 384
(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, Neil Hargrove, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Yolanda Greenfield, an unmarried woman, 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:

SEE ATTACHED EXHIBIT A

uninproved ☐

This is improved ☒ property, known as 420 Elm Street, Madison, TN 37115
(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 our hands this 31st day of January, 2005.

Davidson County DEEDWARR
Recvd: 02/02/05 08:48 2 pgs
Fees:13.00 Taxes:214.60
20050202-0012004

Neil Hargrove aka Neal Hargrove

Tracey Hargrove

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, Neil Hargrove and wife, Tracey Hargrove, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 31st day of January, 2005.

Commission expires:

MELINDA M. BROOKS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires March 25, 2006

Notary Public

EXHIBIT A

Land in Davidson County, Tennessee, being the easterly 50 feet of the northerly 225 feet of Lot No. 41, Block "I" on the Plan of Forest Park Subdivision of record in Book 843, Page 44, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 41 fronts 50 feet on the southerly margin of Elm Street and extends back between parallel lines 225 feet to a line in the rear measuring 50 feet thereon.

Being the same property conveyed to Neil Hargrove, by Deed from James D. Matherly and Kay D. Moore, dated 4/24/01, of record in Instrument 20010426-0042156, Register's Office for Davidson County, Tennessee.