Davidson County DEEDWARR
Recvd: 02/24/05 09:45 2 pgs
Fees:13.00 Taxes:684.50

20050224-0020284

ASHLEY W. BLACKBURN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $185,000.00

Andrea Lyn Cooper
Affiant

Subscribed and sworn to before me, this 22nd day of February, 2005.

Notary Public

My commission expires: 5-17-2008

THIS INSTRUMENT WAS PREPARED BY
McCANN & HUBBARD
7105 Crossroads Blvd.
Suite 102
Brentwood, Tennessee 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jeffrey D. Greer **Theresa L. Greer**	SIRVA Mortgage, Inc.	**155-03-0-B-006.00**
7104 River Park Court	6070 Parkland Blvd.	
Nashville, Tennessee 37221	Mayfield Heights, OH 44124	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Andrea Lyn Cooper

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jeffrey D. Greer and Theresa L. Greer, husband and wife

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:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of River Park Estates, of record in Plat Book 6250, Page 658-659, amended in Book 6830, Page 806, said Register's Office to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Andrea Lyn Cooper, by QuitClaim Deed from Matthew William Wyatt, of record in Instrument # 20031201-0172519, Register's Office for Davidson County, Tennessee, dated October 13, 2003 and recorded December 1, 2003.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005 and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 6250, Page 658-659, amended in Book 6830, Page 806, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 6672, Page 600, Book 6980, Page 375, Book 6980, Page 377, and Book 7155, Page 844, Register's Office for Davidson County, Tennessee.

HOA Charter of Record in Book 7216, Page 833, said Register's Office.

Easement for Harpeth Valley Utilities District of record in Book 5738, Page 824, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Subject to the flow of any streams on and across subject property.

This is improved property known as 7104 River Park Court, Nashville, Tennessee 37221.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant 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 22nd day of February, 2005.

Andrea Lyn Cooper

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Andrea Lyn Cooper, the within named sellers, 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 purposes therein contained.

Witness my hand, at office, this 22nd day of February, 2005.

Notary Public

My Commission Expires: 5-17-2008

ASHLEY W. BLACKBURN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

RETURN TO:

Southern Title Services
124 1st Ave. S.
Ste. 102
Franklin TN 37064