This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
19050003

Davidson County DEEDWARR
Recvd: 03/14/05 09:39 2 pgs
Fees:13.00 Taxes:333.00
20050314-0027549

**Send Tax Bills To:**
Same

**New Owner is:**
**Kathy Greene**
410 Claircrest Drive
Antioch, TN 37013

MAP: 162-1-B-57.00
PARCEL:

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Melissa Ann Prince** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Kathy Greene, unmarried** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 57 on the Plan of Clairmont, Phase Three, of record in Book 6050, page 410, Register's Office for said County, to which said plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Melissa Ann Prince from Timothy Wayne Prince by Quitclaim Deed dated September 6, 2001 and recorded October 3, 2001 in Instrument No. 20011003-0107199, Register's Office for Davidson County.

This conveyance is subject to Restrictions of record in Book 6988, page 542; Book 7269, page 223; Book 7891, page 590; Book 8027, page 264; Book 8027, page 261; Book 8027, page 258; and Book 8784, page 328; and all matters of record on plat in Plat Book 6050, page 410, Register's Office for Davidson County.

MGP
Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their

heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 3 day of MARCH, 2005.

GRANTOR:

Melissa Ann Prince

**Melissa Ann Prince**

**ACKNOWLEDGEMENT**

**STATE OF TENNESSEE** )
**COUNTY OF** DAVIDSON )

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Melissa Ann Prince** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 3 day of MARCH, 2005.

Notary Public

DAVID ROETGER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 9-24-05

**STATE OF TENNESSEE** )
**COUNTY OF** DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $90,000.00.

Affiant

**SWORN TO** and subscribed
before me this 3 day of
MARCH, 2005

NOTARY PUBLIC

DAVID ROETGER NOTARY PUBLIC AT LARGE

My commission expires: 9-24-05