Record & REturn to:
03

03 Realty TItle & Escrow
File Box 48-A

Davidson County DEEDWARR
Recvd: 07/26/06 14:41 2 pgs
Fees:13.00 Taxes:432.90

20060726-0090436

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2006.

Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, Tennessee 37215

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP
Shelby L. Farrell	Ownit Mortgage Solutions, Inc.	142-10-0 A
7317 Weston Way	11700 Great oaks Way, Suite 360	GROUP
Nashville, Tennessee 37221	Alpharetta, GA 30022	PARCEL 009.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ***** One Hundred Seventeen Thousand Dollars and Zero Cents ($117,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Anthony R. Green, married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Shelby L. Farrell, unmarried, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Unit No. 5A of Weston Way Condominium, Phase 2, Amended as shown on Exhibit C to the Amendment to Master Deed for Weston Way, Phase II and Addition of New Units, of record in Book 6370, page 588, and subject to all covenants and conditions of the Master Deed of record in Book 5935, page 676, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of Weston Way, Phase II, of record in Book 6370, page 577, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed.

BEING the same property conveyed to Anthony R. Green, an unmarried person, by deed dated June 25, 1998, from Tina M. Krull, an unmarried person, of record in Book 10998, page 980, Register's Office for Davidson County, Tennessee; the said Anthony R. Green having since married.

Cristina Green, spouse of Anthony R. Green, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all matters shown on the plan of record and the property taxes for the current year which have been prorated between the parties herein and assumed by the Grantee.

This is:

unimproved ☐

improved ☒ property known as 7317 Weston Way, 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 Grantee, his/her heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her 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 hand this 30th day of June, 2006.

Anthony R. Green

Cristina Green

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Anthony R. Green and Cristina Green, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of June, 2006.

Commission expires: September 30, 2009

Mitchell A. Watts Notary Public

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY