File No. 260701485

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/18/06 09:50 2 pgs
Fees:13.00 Taxes:851.00

20060818-0101966

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES: 8/23/09
(AFFIX SEAL)

PAM S. ATCHLEY NOTARY COMM. EXP. STATE OF TENNESSEE NOTARY PUBLIC AUG. 23, 2009 COUNTY OF ROBERTSON

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
505 E. Main Street
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John L. Charron	John L. Charron	34-070A-67.00CO
(NAME) 417 Dahlia Drive	(NAME) 417 Dahlia Drive	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Michael Greenstein,

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John L. Charron, and Gregory L. Moore,

HEREINAFTER CALLED THE GRANTEE(S), 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. 49 on the Plan of Harbor Village, Phase IV, of Townhomes property exhibit, Revision I, a horizontal property regime with private elements, Harbor Village Drive, as of record in Instrument No. 200307230102986, which revives and amends in Instrument No. 200306110080857, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Michael Greenstein by deed from Newmark Homes, LP of record in Instrument No. 200410060120794, Register's Office for said County.

Said Kourtney Greenstein joins in this conveyance to waive any and all rights, title and interest, if any, Kourtney Greenstein may have in and to the said property.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 255 Harbor Village Drive, 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 GRANTEE(S), Their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hands this 11th day of August, 2006.

Michael Greenstein

Kourtney Greenstein

STATE OF Florida
COUNTY OF Seminole

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Michael Greenstein and Wife Kourtney Greenstein, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 11th day of August, 2006.

Commission expires: 7-26-08

Michelle Diaz
Commission #DD341214
Expires: Jul 26, 2008
Bonded Thru
Atlantic Bonding Co., Inc.
Notary Public

File Number: 260701485
RETURN TO:
Cumberland Title
505 E. Main Street
Hendersonville, TN 37075