#20361--4 Box 14A
Return to:
John T. Cook, P.C.

File No. 270100425

WARRANTY DEED

STATE OF
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES: . 3/22/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 02/07/07 08:45 2 pgs
Fees:13.00 Taxes:1220.63
20070207-0015843

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jabari A. Greer	Bank of America	172090A05100CO
(NAME) 6517 Banbury Crossing	(NAME) PO Box 9000	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Getzville, NY 14068-9000	
(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, We, Diane P. Reidy and husband, William C. Reidy Jr., HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jabari A. Greer, HEREINAFTER CALLED THE GRANTEE(S), 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. 51 on the plan of Section 2, Banbury Crossing, as shown by plat of record in Plat Book 9700, Pages 605-609, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Diane P. Reidy and husband, William C. Reidy, Jr., by Warranty Deed from The Jones Company of Tennessee, LLC, dated October 1, 2004, and of record in Instrument No. 20041015-0124199, Register's Office for said County.

Subject to all matters as set forth per Plat Book 9700, Pages 605-609, Register's Office of said County.

Restrictive Covenants of record in Instrument No. 20051020-0126681, Register's Office of said County.

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 6517 Banbury Crossing, Brentwood, TN 37027
(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), 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), 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 26th day of January, 2007.

Diane P. Reidy

William C. Reidy Jr.

STATE OF Texas
COUNTY OF Harris

Personally appeared before me: the undersigned, a Notary Public in and for said County and State, the within named Diane P. Reidy the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 26th day of January, 2007.
Commission expires: 12-22-2010

Katie O. McCaslin
Notary Public

KATIE O. MCCASLIN
Notary Public, State of Texas
My Commission Expires
December 22, 2010

STATE of Texas
COUNTY of Harris
Personally appeared before me: the undersigned, a Notary Public in and for said County and State, the within named William C. Reidy Jr. the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 26th day of January, 2007.
Commission expires: 12-22-2010

Katie O. McCaslin
Notary Public

KATIE O. MCCASLIN
Notary Public, State of Texas
My Commission Expires
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