Davidson County DEEDWARR
Recvd: 01/23/08 14:44 2 pgs
Fees:13.00 Taxes:826.95
20080123-0007184

This Instrument Prepared By:
Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, TN 37027
File No. 6080004

**Send Tax Bills To:**
Countrywide Bank FSB
750 Old Hickory Blvd #180
Brentwood, TN 37027

**New Owner is:**
Geoffrey J Ferris
2601 Polo Court
Nashville, TN 37211

MAP & PARCEL:172-15-0A-267.00

## 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, **Jason L. Greer, unmarried,** hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Geoffrey J Ferris and wife, Jennifer M Ferris**, 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 located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 274 on the Plan of Holt Woods, Section Thirteen, of record in Plat Book 9700, pages 598 and 599, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jason L. Greer, by Warranty Deed from Ruth W. Burgess, unmarried, dated 4-29-02 and recorded 8-1-02 in Instrument No.20020801-0092261, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Improved property known as: **2601 Polo Court, Nashville, TN 37211**

JG
**Sellers Initials**

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 the 11th day of January, 2008.

GRANTOR(S):

**JASON L. GREER**

**ACKNOWLEDGEMENT**

**STATE OF TENNESSEE**
**COUNTY OF** Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **JASON L. GREER**,unmarried, 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 this the 11th day of January, 2008.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
*NOTARY PUBLIC*
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

**NOTARY PUBLIC**
My Commission Expires:

**STATE OF TENNESSEE**
**COUNTY OF** Williamson

The actual consideration or value, whichever is greater, for this transfer is **$223,500.00**.

**AFFIANT**

**SWORN TO** and subscribed before me this the 11th day of January, 2008.

PEGGY S. HILL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN My Commission Expires July 25, 2009

**NOTARY PUBLIC**
My commission expires: 07-25-09