RECORD & RETURN TO
AFFORDABLE SETTLEMENTS
211 DONELSON PIKE
SUITE 213
NASHVILLE, TN 37214

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/09/08 14:03 2 pg
Fees:13.00 Taxes:869.50
20081009-0102554

CONNIE HOOPER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2008.

Connie Hooper
Notary Public

MY COMMISSION EXPIRES: 2-24-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William F. Greer, IV	SunTrust Mortgage	**083-13-0-439.00**
(NAME)	(NAME)	
1503 Lillian Street	1001 Semmes Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Richmond, VA 23224	
(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, James Matthew Poag and Ann-Haley Poag, husband and wife**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **William F. Greer, IV,** unmarried, hereinafter called the grantee(s), HIS 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. 137 of Block "O", as shown on the map entitled Lindsley Home Place, of record in Plat Book 2, page 92, Chancery Court at Nashville, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James Matthew Poag and Ann- Haley Poag, husband and wife, by Warranty Deed from Chadwick Ryan Perry and Jennifer Perry, husband and wife, of record in Instrument No. 20060620-0073735, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Taxes for the year 2008, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 2, Page 92, Register's Office for Davidson County, Tennessee.

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 **1503 Lillian Street, Nashville, TN 37206**
(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), HIS 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), HIS 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 30th day of September, 2008.

James Matthew Poag

Ann-Haley Poag

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named James Matthew Poag and Ann-Haley Poag, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 30th day of September, 2008.

Commission expires:
10/10/09

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DONALD R. BARRETT, JR. WILLIAMSON COUNTY

File Number: 280801036

RETURN TO:
Sidwell Title
121 First Avenue South, Suite 200
Franklin, TN 37064