(2)

WARRANTY DEED

Return to:
SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

Tonja Barron
State of Tennessee Notary Public
Williamson County

My commission expires November 21, 2012

File No.: 2009020004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $322,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of February, 2009

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CLG Title and Escrow Services, LLC
2206 21st Avenue South, Suite 200
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott Greenwood and Melissa Greenwood	New Owner	118-01-0-282.00
(NAME)	(NAME)	
927 Gilmore Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, Catherine E. Reisenberg, unmarried HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Scott Greenwood and wife Melissa Greenwood, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, state of Tennessee, described as follows, to-wit:

Being the easterly part of Lot Number 77 and the westerly 44 feet of Lot Number 78 on the Plan of Montrose Place as of record in Book 57, Page 93, Register's Office for said County, described together as follows:

Beginning on the southerly margin of Gilmore Avenue at the northeast corner of the property conveyed to Jesse D. Martin, Jr. and wife, by deed from Granville J. Rives and wife, of record in Book 1404, Page 398, said Register's Office; thence with Martin's easterly line, southwardly 160 feet, more or less, to the northerly margin of an alley; thence with same, eastwardly 61.1 feet to a point 6 feet west of the corner of Lots Number 78 and 79; thence northwardly and parallel with the line between said two lots, 160 feet to the southerly margin of Gilmore Avenue; thence with same, westwardly 61.5 feet to the beginning.

Being the same property conveyed to Catherine E. Reisenberg by Warranty Deed from Kenneth A. Wallace, recorded 11/08/93 in Instrument Number Book 9144, Page 184, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Davidson County DEEDWARR
Recvd: 02/18/09 11:36 2 pgs
Fees:13.00 Taxes:1191.40

20090218-0013681

unimproved ☐
This is improved ☒ property, known as 927 Gilmore Ave, Nashville, TN 37204
(House Number) (Street) (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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand(s) this 12 day of February, 2009.

Catherine E. Reisenberg

STATE OF MD
COUNTY OF Prince George's

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Catherine E. Reisenberg, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 12th day of February, 2009.

MULUGETA TADESSE NOTARY PUBLIC MY COMMISSION EXPIRES 5/18/2010 PRINCE GEORGE'S COUNTY, MD

Notary Public

My Commission Expires 05/18/2010

RETURN TO:

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2206 21st Avenue South, Suite 200
Nashville, TN 37212