WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF FEBRUARY, 2010.

Notary Public

MY COMMISSION EXPIRES: 1-21-2013
(AFFIX SEAL)

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laura Wren	Laura Wren	041-04-35
(NAME)	(NAME)	
4049 Matilda Street	4049 Matilda Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37207	
(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, WE, Michael D. Greene and Geraldine Greene Collins, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Laura Wren, 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:

Land in the 10th Civil District of Davidson County, Tennessee, being Lot NO. 48 of Dalemere Subdivision, Section 3, of record in Book 3300, page 6, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at an iron pin in the easterly margin of Matilda Street; on a curve, said pin being 80.45 feet south of a concrete monument in said east margin of Matilda Street; thence North 78 deg. 20min. East 351.76 feet to an iron pin; thence South 8 deg 36 min. 30 sec. West 202 feet to a concrete monument; thence South 82 deg. 21 min. 30 sec. West 314.40 feet to an iron pin in the east margin of Matilda Street; thence northerly along said margin anund a slight curve 86.59 feet to the point of beginning.

Being the same property conveyed to Kenneth Edward Greene, unmaried, by deed of record in Book 10690, Page 271, Register's Office for Davidson County, Tennessee. The said Kenneth Edward Greene died intestate on 3/28/2009. His estate was probated of record in Docket #09P801, Davidson County Probate Court leaving thisproperty to his broker David L. Greene and his sister, Geraldine Greene Collins. David L. Greene disclaimed his interest in this property reference Instrument No. 20090909-0084506, Davidson County Register of Deeds, leaving his interest to his only child his son, Michael D. Greene.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 4049 Matilda Street, Nashville, TN 37207
(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 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.

BILL GARRETT, Davidson County
Trans:T20100009085 DEEDWARR
Recvd: 02/16/10 10:23 2 pgs
Fees:13.00 Taxes:303.40

20100216-0011630

Witness our hands this 10th day of February, 2010.

Michael D. Greene

Geraldine Greene Collins

STATE OF TN

COUNTY OF Knox

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael D. Greene with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Knoxville, Tennessee this 10th day of February, 2010.

Commission expires: 11/25/2012

Notary Public

CHRISTOPHER A. OSBORN STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY MY COMMISSION EXPIRES 11/25/2012

STATE OF TN

COUNTY OF Knox

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Geraldine Greene Collins with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Knoxville, Tennessee this 10th day of February, 2010.

Commission expires: 11/25/2012

Notary Public

CHRISTOPHER A. OSBORN STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY MY COMMISSION EXPIRES 11/25/2012