File No. 210040350

SPECIAL WARRANTY DEED

Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF APRIL, 2010.

Notary Public

MY COMMISSION EXPIRES: 11/22/10
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20100025414 DEEDWARRSP
Recvd: 04/28/10 14:11 2 pgs
Fees:13.00 Taxes:481.00
20100428-0032367

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

Kate Rosenthal NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julie D. Burnette	Julie D. Burnette	071-15-153
(NAME)	(NAME)	
1326 Pennock Avenue	1326 Pennock Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37207	Nashville, Tennessee 37207	
(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, , GreenBank, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Julie D. Burnette and Ryan C. Moret, 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 Nos. 295, 296 and 297 on the Plan of Highland Land Company Subdivision, as of record in Plat Book 421, Page 14, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to GreenBank by Deed from C. Tucker Herndon, Substitute Trustee and not individually, dated February 26, 2010, filed for record on March 1, 2010 in Instrument No. 20100301-0015549, Register's Office for Davidson County, Tennessee.

All matters as set forth on the plat of record in Plat Book 421, Page 14, said Register's Office.

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 1326 Pennock Avenue, 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 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) against all claims arising from GRANTOR but not otherwise. 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 our hands this 23rd day of April, 2010.

GreenBank

By: _____, VP

Christopher Holloway, Vice President

Attest: _____

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christopher Holloway with whom I am personally acquainted and who proved himself/herself to be the Vice President of GreenBank, the bargainor, and who, being authorized to do so, acknowledged he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 23rd day of April, 2010.

Commission expires:

11/10/13

_____

Notary Public

File Number: 210040350

RETURN TO:

Sidwell Title

121 First Avenue South, Suite 200

Franklin, TN 37064

