BILL GARRETT, Davidson County
Trans:T20100041619 DEEDWARR
Recvd: 07/07/10 14:13 2 pgs
Fees:13.00 Taxes:691.53
20100707-0053260

This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
109 Kenner Avenue Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **10-1025**

WARRANTY DEED

THIS INDENTURE, made and entered into this **6/25/2010,** by and between **Todd Green, an unmarried individual,** parties of the first part, and **Kristen Stanley, an unmarried individual,** party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville,** County of **Davidson,** State of **Tennessee,** to wit:

Land in Davidson County, Tennessee, being the north part of Lot 17, on the Plan of United Electric Railway Company , filed of record in Plat Book 161, Page 8, in the Register's Office of Davidson County, Tennessee.

Said part of said lot fronts 5 feet on the south side of Long Avenue and runs back between parallel lines 150 feet to an alley called for in deeds.

Being the same property conveyed to Todd Green, an unmarried person by deed from March Egerton, a married person dated December 1, 2007 of record as Instrument No. 20071211-0142834, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Parcel ID # **94-2-210**
☒ Improved OR
☐ Unimproved property located at: **2004 Long Avenue, Nashville, TN 37206**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Todd Green by Shawn Billingsley attorney in fact
Todd Green

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Sharon Billingsley** to me known to the persons described in and who executed the foregoing instrument for the purposes therein contained as the Attorney in Fact for Todd Green, and that as said Attorney in Fact, she executed the within instrument by signing the name of Todd Green as his free Act and Deed.

Witness my hand and Notarial Seal this 25th day of June, 2010..

Notary Public

My Commission Expires: 7/5/11

KAREN C ASPLINT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

****

Owner's Name: **Kristen Stanley**

and Address: **2004 Long Avenue, Nashville, TN 37206**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Republic State Mortgage
2715 Bissonet #102
Houston TX 77005

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$186,900.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 25th day of June, 2010..

Notary Public

My Commission Expires: 7/5/11

KAREN C ASPLINT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.