BILL GARRETT, Davidson County
Trans:T20100082174 DEEDWARR
Recvd: 12/30/10 10:16 2 pgs
Fees:13.00 Taxes:762.20
20101230-0103842

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $206,000.00. Affiant Subscribed and sworn to before me, this the 27th day of December, 2010. Notary Public My commission expires: 01/07/2013

DANA DELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jesse J. Greening	American Mortgage Service	Map: 061-14
3803 Burrus Street	11503 Springfield Pike	Parcel: 116
Nashville, TN 37216	Cincinnati, OH 45246	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CANDACE AVERY, AN UNMARRIED PERSON**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JESSE J. GREENING, AN UNMARRIED PERSON**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR 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 part of Lot No. 73 on the Plan of Subdivision of Maplewood Home Tract, as of record in Book 421, page 174, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the westerly margin of Burrus Street, 60 feet north of the northerly margin of Gillock Street; thence with the westerly margin of said Burrus Street northwardly 54 feet; thence westwardly and parallel with said Gillock Street 200 feet; thence southwardly and parallel with Burrus Street, 54 feet; thence eastwardly and parallel with Gillock Street, 200 feet to the beginning.

Being the same property conveyed to Candace Avery by deed from William J. Brown, unmarried of record in Instrument 200906030050976, Register's Office for Davidson County, Tennessee, dated May 28, 2009. And being the same property conveyed to William J. Brown, unmarried by deed from Leonard T. Ferrell and wife Mabel Irene Ferrell of record in Book 7550, page 229, Register's Office for Davidson County, Tennessee, dated May 19, 1988.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 3803 Burrus Street, Nashville, TN 37216.

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/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and

forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 27th day of December, 2010.

Candace Avery

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 27th day of December, 2010.

Notary Public

My Commission Expires: 9-9-2014

