Prepared By & Return To:
Clarity Title, LLC
815 Loretta Dr.
Goodlettsville, TN 37072
11-0204

BILL GARRETT, Davidson County
Trans:T20110048561 DEEDWARR
Recvd: 08/09/11 08:38 2 pgs
Fees:13.00 Taxes:925.00
20110809-0061127

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd day of August, 2011.

Notary Public

Commission Expiration: **My Commission Expires: May 20, 2014**

JAKE CRUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Michael D. Green and wife, Rosemary Green 641 Old Hickory Blvd, Unit 306 Brentwood, TN 37027	Michael D. Green and wife, Rosemary Green 641 Old Hickory Blvd, Unit 306 Brentwood, TN 37027	171030B13000CO

WARRANTY DEED

FOR AND IN 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,

Karen A. Green, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael D. Green and wife, Rosemary Green

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:

Being all of Unit No. 46 on the plan of Phase One, Section Three, Townhomes of Fredericksburg, as shown of record in Plat Book 9700, Page 485, in the Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description of said unit.

Said property previously conveyed to Karen Green Pruitt, married by Warranty Deed dated April 29, 2004 from Clair Smith, unmarried and filed of record in Instrument No. 20040503-0049883, said Register's Office. Pursuant to Final Decree and Marital Dissolution Agreement (Docket No. 04D647 of the Circuit Court Clerk's Office for Davidson County, Tennessee) all interest of said property awareded to Karen Green (a/k/a Karen Green Pruitt) free of any interest or claim of husband. Being the same property conveyed to Karen A. Green, unmarried by Quitclaim Deed dated September 20, 2010 from Karen Green Pruitt, and filed of record in Instrument No. 2000927-0076431, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is improved property known as: **641 Old Hickory Blvd, Unit 306 Brentwood, TN**

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 hand this 2rd day of August, 2011.

Karen A. Green

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Karen A. Green, unmarried**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 2 day of August, 20 11.

Notary Public

Commission Expiration:

JAKE CRUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:
May 20, 2014