83

Realty Title

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,000.00

Rachelle Caudill
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF March, 2012.

Diane K. Mann
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2015

BILL GARRETT, Davidson County
Trans:T20120023662 DEEDWARR
Recvd: 04/02/12 13:05 2 pgs
Fees:13.00 Taxes:429.20
20120402-0027630

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alison R. Miller	**SUNTRUST MORTGAGE, INC.**	Map 161-16-A
(NAME)	(NAME)	
5845 Nolensville Pike Unit 108	**901 SEMMES AVENUE**	Parcel 55 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**RICHMOND, VA 23224**	
(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, **ELIZABETH B. GREEN CARUTHERS, MARRIED, AND WILLIAM S. GREEN AND WIFE, VIVIAN K. GREEN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALISON R. MILLER,** 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 Davidson County, Tennessee, being Unit No. 55 on the Plan of Townhomes of Shadow Glen, as shown on the exhibit to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040315-0029248; Instrument No. 20040317-0030572; Instrument No. 20040713-0083179; Instrument No. 20040720-0086706; Instrument No. 20040720-0086707, Instrument No. 20041021-0126776, Instrument No. 20041025-0128065, Instrument No. 20050118-0005927, Instrument No. 20050317-0029206, Instrument No. 20050425-0045905, Instrument No. 20050520-0056887, Instrument No. 20051007-0121715, Instrument No. 20051107-0134921, Instrument No. 20051207-0147464, and Instrument No. 20060124-0009112, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Elizabeth B. Green, an unmarried woman, and William S. Green and wife, Vivian K. Green, of record in Instrument No. 20041110-0135359, said Register's Office. Elizabeth B. Green has since married and is now known as Elizabeth B. Green Caruthers.

Elizabeth B. Green Caruthers warrants that the subject property has never been her marital residence and as such is not subject to any marital rights therein.

This conveyance is subject to (a) 2012 real property taxes; and (b) restrictive covenants of record in Instrument 20040315-0029248, Instrument No. 20040317-0030572, Instrument No. 20040720-0086706, Instrument No. 20050118-0005927, Instrument No. 20051207-0147464, Instrument No. 20050317-0029206, Instrument No. 20060124-0009112, Instrument No. 20041021-0126776, Instrument No. 20041025-0128065, Instrument No. 20051007-0121715, Instrument No. 20040713-0083179, and Instrument No. 20051107-0134921, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 5845 Nolensville Pike Unit 108, Nashville, Tennessee 37211
(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.

Witness our hands this 28th day of March, 2012.

Elizabeth B. Green Caruthers

Elizabeth B. Green Caruthers

Vivian K. Green

Vivian K. Green

William S. Green

William S. Green

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elizabeth B. Green Caruthers and William S. Green and Vivian K. Green, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of March, 2012.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 3, 2015