WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF March, 2013.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

C. LOY HARVEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires August 23, 2016

R-VRES-13-3209

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey J Greening	SAME AS NEW OWNER	
3209 Freno Lane (ADDRESS)	(NAME) (ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	084-12-0-104.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we GWYN R. HOFSTETTER, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JEFFREY J GREENING AND CONNIE M GREENING, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 24 ON THE PLAN OF LINCOYA HILLS OF RECORD IN PLAT BOOK 1835, PAGE 91, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NUMBER 24 FRONTS 100 FEET ON THE WESTERLY SIDE OF FRENO LANE AND RUNS BACK 226.2 FEET ON THE NORTH LINE AND 229.3 FEET ON THE SOUTH LINE, TO A DEAD LINE, MEASURING 100 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO GWYN R. HOFSTETTER BY DEED FROM JAS. W. HOFSTETTER OF RECORD IN BOOK 11538, PAGE 23, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JUNE 22, 1999 RECORDED ON JUNE 22, 1999.

BEING THE SAME PROPERTY CONVEYED TO JAS. W. HOFSTETTER BY DEED FROM NOEL B. NOKES AND W.H. FREEMAN OF RECORD IN BOOK 2022, PAGE 531, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 24, 1951 RECORDED ON SEPTEMBER 28, 1951.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 1835, PAGE 91, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 3209 Freno Lane, Nashville, Tennessee 37214
(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), their 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), 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.

BILL GARRETT, Davidson County
Trans:T20130026517 DEEDWARR
Recvd: 04/02/13 11:42 2 pgs
Fees:13.00 Taxes:647.50

20130402-0032332

Witness my/our hand(s) this 27th day of March, 2013.

Gwyn R. Hofstetter by James Wm. Hofstetter, Jr., as Attorney in Fact

STATE OF Tennessee

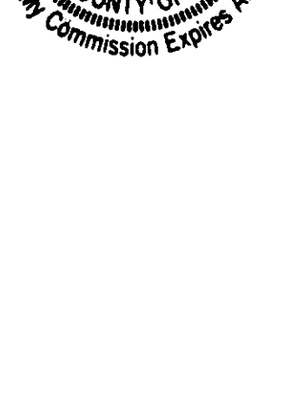
COUNTY OF Davidson

Before me personally appeared JAMES WM. HOFSTETTER, JR., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of GWYN R. HOFSTETTER and who acknowledged he/she/they executed the same as the free act and deed of the said GWYN R. HOFSTETTER.

Witness my hand and official seal, this the 27th day of March, 2013.

Notary Public
My Commission Expires:

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903