BILL GARRETT, Davidson County
Trans:T20130028355 DEEDWARR
Recvd: 04/08/13 13:22 2 pgs
Fees:13.00 Taxes:636.40
20130408-0034456

THIS INSTRUMENT PREPARED BY:
**Horizon Land Title, Inc.**
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

**ADDRESS NEW OWNER**
Jerry R. Greeson
612 Atlanta Drive
Hermitage, TN 37076

**MORTGAGEE**
Sumner Bank and Trust
780 Browns Lane
Gallatin, TN 37066

**SEND TAX BILLS**
Mortgagee

**MAP-PARCEL:**
MAP 075-04-0
PARCEL 108.00

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Glenn L. Van Avery and wife, Daniela K. Van Avery,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jerry R. Greeson, unmarried,** 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 Lot No. 377 on the Plan of Tulip Grove, Section Six, of record in Book 4460, Page 19, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.**

**Being the same property conveyed to Glenn L. Van Avery and wife, Daniela K. Van Avery, by Warranty Deed from Stanley C. Petty and wife, Debra J. Petty, dated May 28, 2004 and filed of record in Instrument No. 20040604-0065890, Register's Office for Davidson County, Tennessee.**

**This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 4511, Page 994; easements, covenants conditions and all matters and notes as shown on the plan of record in Book 4460, Page 19, Register's Office, Davidson, County, Tennessee.**

**This is the same description as in previous deed of record.**

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **612 Atlanta Drive Hermitage, TN 37076.**

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, 2013.

Glenn L. Van Avery

Daniela K. Van Avery

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Glenn L. Van Avery and wife, Daniela K. Van Avery, the bargainor(s) 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 this 28th day of March, 2013.

NOTARY PUBLIC

My Commission Expires: 1.5.16

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $172,000.00.

AFFIANT

Subscribed and sworn to before me this 28th day of March, 2013.

NOTARY PUBLIC

My Commission Expires: 1.5.16

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY