BILL GARRETT, Davidson County
Trans:T20130064655 DEEDWARR
Recvd: 07/29/13 15:28 2 pgs
Fees:13.00 Taxes:954.60
20130729-0078801

ADDRESS NEW OWNER:
Matthew H. Todd
Erin E. Todd
6349 Sweetgum Lane
Nashville, TN 37221

SEND TAX BILL TO:
Gardner Financial Services, LTD
3503 Paesanos Parkway, San Antonio, TX 78231

MAP & PARCEL NOS.:
155-08-0 B 19 CO

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Paul William Greene and Emmalee McCrary Greene, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Matthew H. Todd and Erin E. Todd, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 19 on the Resubdivision of Lots Nos. 6 & 19, Open Space "C" South Colony at Riverbend, Phase I, of record in Book 7900, Page 487, Register's Office for Davidson County, Tennessee, to which said plat reference is hereby made for a more detailed description of said lot.

Being the same property conveyed to Paul William Greene wife, Emmalee McCrary Greene, from Kevin Fischer and wife, Beth Anne Champion, by Warranty Deed recorded on June 2, 2009, in Instrument No. 20090602-0050619, Register's Office for Davidson County, Tennessee.

This is property with a common address of **6349 Sweetgum Lane, Nashville, TN 37221.**

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) The Plan of Record in Book 7900, Page 487, said Register's office and all matters therein; (3) Restrictive Covenants of record in Book 5349, Page 921; Book 5896, Page 257; Book 6474, Page 354; Book 6486, Page 588; Book 7199, Page 119; Book 9792, Page 20; and Book 9792, Page 24, said Register's Office; (4) By-Laws in Book 7199, Page 135; Book 8748, Page 816; Book 7781, Page 645; Book 9792, Page 24, said Register's Office; (5) Charter of the Homeowners Association in Book 8748, Page 816, said Register's Office; (6) Easement for Harpeth Valley Utility District in Book 6613, Page 536, said Register's Office; (7) Deed for Open Space or Common Area in Book 7781, Page 637, said Register's Office.

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TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 26th day of July, 2013.

Paul William Greene

Emmalee McCrary Greene

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Paul William Greene and Emmalee McCrary Greene, husband and wife,** with whom I am personally acquainted, or who 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 office this **26th** day of **July 2013.**

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public
My Commission Expires:

File No. 1307-160

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $258,000.00.

Affiant

Subscribed and sworn before me this 26th day of July, 2013.

Jensi Parkhurst
State of Tennessee Notary Public
Davidson County
My Commission Expires August 23, 2016

Notary Public
My Commission Expires: 8/23/16