WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130086799 DEEDWARR
Recvd: 10/08/13 08:24 2 pgs
Fees:13.00 Taxes:851.00
20131008-0105376

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $230,000.00

Amada Hood
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF SEPTEMBER, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-R5886 GREEN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Audreyl Morgan Green, Robert Frank Green, and Shneila L. Green	First Community Mortgage	14701017400
4805 Danby Drive	275 Robert Rose Drive	
Nashville, TN 37211	Murfreesboro, TN 37129	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

EMILY S. HINDMAN, single

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

AUDREY MORGAN GREEN, AN UNMARRIED WOMAN; AND ROBERT FRANK GREEN AND SHEILA L. GREEN, HUSBAND AND WIFE, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 4805 Danby Drive, Nashville, TN 37211

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/or 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/or 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 hand on the 30th day of September, 2013.

Emily S. Hindman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, EMILY S. HINDMAN, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 30th day of September, 2013.

Notary Public

My Commission Expires:

RUTH M. FORAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON
My Comm. Expires Dec 20, 2015

13-R5886 GREEN

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 210, MAP OF CALDWELL HALL SUBDIVISION, SECTION ONE, REVISED, as shown on plat of record in Plat Book 2900, Page 57, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Emily S. Hindman by Warranty Deed from Heather Helene Hindman-Campbell, Administratix of The Estate of Jerry R. Hindman, recorded on the 9th day of August, 2013 in Instrument No. 20130809-0083917, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CALDWELL HALL SUBDIVISION, SECTION ONE, REVISED, as recorded in Plat Book 2900, Page(s) 57, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2929, Page 117 as amended in Book 2997, Page 93 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).