BILL GARRETT, Davidson County
Trans:T20130095793 DEEDWARR
Recvd: 11/08/13 14:47 2 pgs
Fees:13.00 Taxes:1572.50
20131108-0116256

Box 36
26931

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

Subscribed and sworn to before me, this 8th DAY OF November, 2013.

Notary Public

MY COMMISSION EXPIRES: 5-20-14
(AFFIX SEAL)

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
June E. Rowell
My Commission Expires
MAY 20, 2014
STATE OF TENNESSEE

G-FSBO-13-927

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
Abby Corts	SAME AS NEW OWNER	
927 Gilmore Avenue	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204-2612		11801028200
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, we SCOTT GREENWOOD AND MELISSA GREENWOOD, HUSBAND AND WIFE , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ABBY CORTS AND CHARLES CORTS. WIFE AND HUSBAND , 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:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: BEING THE EASTERLY PART OF LOT NUMBER 77 AND THE WESTERLY 44 FEET OF LOT NUMBER 78 ON THE PLAN OF MONTROSE PLACE AS OF RECORD IN PLAT BOOK 57, PAGE 93, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED TOGETHER AS FOLLOWS: BEGINNING ON THE SOUTHERLY MARGIN OF GILMORE AVENUE AT THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO JESSE D. MARTIN, JR. AND WIFE, BY DEED FROM GRANVILLE J. RIVES AND WIFE, OF RECORD IN BOOK 1404, PAGE 398, SAID REGISTER'S OFFICE; THENCE WITH MARTIN'S EASTERLY LINE, SOUTHWARDLY 160 FEET, MORE OR LESS, TO THE NORTHERLY MARGIN OF AN ALLEY; THENCE WITH SAME, EASTWARDLY 61.1 FEET TO A POINT 6 FEET WEST OF THE CORNER OF LOTS NUMBER 78 AND 79; THENCE NORTHWARDLY AND PARALLEL WITH THE LINE BETWEEN SAID TWO LOTS, 160 FEET TO THE SOUTHERLY MARGIN OF GILMORE AVENUE; THENCE WITH SAME, WESTWARDLY 61.5 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO SCOTT GREENWOOD AND WIFE, MELISSA GREENWOOD BY DEED FROM CATHERINE E. REISENBERG, UNMARRIED, DATED 02/12/2009 AND FILED FOR RECORD ON 02/18/2009 IN INSTRUMENT 200902180013681, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS; A LIEN NOT YET DUE AND PAYABLE; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 57, PAGE 93 AND ANY AND ALL OTHER EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 927 Gilmore Avenue, Nashville, Tennessee 37204-2612
(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.

Witness my/our hand(s) this 8th day of November, 2013.

Scott Greenwood

Melissa Greenwood

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Scott Greenwood and Melissa Greenwood, the within named 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, this the 8th day of November, 2013.

Notary Public

My Commission Expires: 1-9-16

(SEAL)

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