WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140040851 DEEDWARR
Recvd: 06/10/14 14:24 2 pgs
Fees:13.00 Taxes:432.90
20140610-0050453

GINA MIEHLICH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-12-2018

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th day of **June, 2014.**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert L. Davenport	Highlands Residential Mortgage, Ltd,	119 07 0 110.03
(NAME) 2628 Glenrose Avenue	(NAME) 12001 N. Central Expressway, Suite 750	
(ADDRESS) Nashville, TN 37210	(ADDRESS) Dallas, TX, 75243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **John B. Greer and Kelly N. Greer, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Robert L. Davenport, unmarried**, hereinafter called the Grantee, his heirs and assigns, a 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, Tennessee, described as follows:

Lot No. 1 in the Subdivision known and designated as Sidler Heights located in the Sixth Civil District of Davidson County, Tennessee and recorded in Book 4060, page 98, of the Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 125.00 feet on the Northerly margin of Glenrose Avenue and extends back between parallel lines 283.00 feet on the east and 254.89 feet on the west to a broken deadline on which it measures a total of 128.11 feet and is more particularly described as follows:

Commencing at a point on the northerly margin of Glenrose Avenue which is 125.81 feet from the intersection of the centerline of Blackstone Place as projected across Glenrose Avenue and the northerly margin of Glenrose Avenue; thence North 15 deg. 48' East 283.00 feet to an iron pin; thence North 88 deg. 55' West 105.00 feet to an iron pin; thence in a curve to the Right, said curve having a radius of 2,965.00 feet for a distance of 23.11 feet to an iron pin; thence South 15 deg. 48' West 254.89 feet to an iron pin in the northerly margin of Glenrose Avenue; thence along the northerly margin of Glenrose Avenue 125.00 feet to the point of beginning, as shown on said recorded plat.

Being the same property conveyed to John B. Greer and Kelly N. Greer, married by Deed dated January 12, 2010 from Shaun Donovan, The Secretary of Housing and Urban Development of Washington D.C. and filed of record in Instrument No. 20100114-0003503, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 2628 Glenrose Avenue, Nashville, TN 37210

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, his heirs and assigns forever; and we do covenant with the said Grantee 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, his 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 **5th** day of **June, 2014**.

John B. Greer

Kelly N. Greer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **John B. Greer and Kelly N. Greer**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **5th** day of **June, 2014**.

Notary Public

LAURIE M. HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires:
3-25-18

Return To:
Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122