BILL GARRETT, Davidson County
Trans:T20140047196 DEEDWARR
Recvd: 07/02/14 11:31 2 pgs
Fees:13.00 Taxes:1054.50

20140702-0058225

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 3, 2015

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $285,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of June, 2014.

Notary Public
My commission expires: 3-3-15

02-1404-48959

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Ryan K. Greene<br>1425 Greenwood Ave.<br>Nashville TN 37206 | New Owner | 083-02-0-037.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jill A. Mongene, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Ryan K. Greene and Taylor C. Diehl, husband and wife, hereinafter called the Grantees, their successors 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 the easterly 55 feet of the westerly 116 feet of Lot No. 4, on the Plan of H. M. Doak's Subdivision of Land, of record in Plat Book 332, Page 22, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the easterly 55 feet on the northerly margin of Greenwood Avenue and runs back between parallel lines, 200 feet to a dead line in the rear, measuring 55 feet thereon.

Being the same property conveyed to Jill A. Mongene by deed from Stephen J. Zralek, an unmarried person, dated July 29, 2006, recorded August 1, 2006, of record in Instrument No. 20060801-0093452, Register's Office for Davidson County, Tennessee.

Joseph Keisling, husband of Jill A. Mongene, joins in the execution of this instrument to convey any marital interest he may have in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1425 Greenwood Ave., Nashville, TN 37206

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 23rd day of June, 2014.

Jill Mongene

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jill Mongene, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 23rd day of June, 2014.

State of Tennessee at Large

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission expires:
12/27/17

WITNESS my hand this 7th day of April, 2014.

Joseph Keisling

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Joseph Keisling, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 7th day of April, 2014.

State of Tennessee at Large

My Commission expires: January 11, 2017

STEPHANIE MCPEAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY