Davidson County	DEEDWARR
Recvd: 10/02/14 08:22	2 pgs
Fees:13.00 Taxes:851.00	
20141002-0090844	

14415

WARRANTY DEED KPG14-1026	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00 Affiant Subscribed and sworn to before me, this 30th DAY OF September, 2014. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

SHELLY M SMITH NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 04-24-2018

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Reed Douglas McMillan	New Owner	
1026 Hart Lane	(NAME) Same	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		072-02-128.00
(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 ZACHARY D. GREENFIELD, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto REED DOUGLAS MCMILLAN, UNMARRIED, 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:

Land in Davidson County, Tennessee, being the easterly half of Lot No. 41 and all of Lot No. 42 on the Plan of E. B. CRAIG'S SUBDIVISION OF THE CROWNOVER PROPERTY, as shown by plat of record in Book 894, Pages 640 & 641, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 41 and all of Lot No. 42 front together 75 feet on the southerly side of Ben Allen Road, formerly Jere Baxter Avenue, and run back between parallel lines with the westerly margin of Baxter Street, 140 feet to a dead line.

INCLUDED BUT EXCLUDED from the above described property is that portion conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5169, Page 783, said Register's Office, to which reference is hereby made.

Being the same property conveyed to Zachary D. Greenfield, a single man by Warranty Deed from Dorothy M. Green, a single woman, of record in Instrument No. 20100506-0034657, as corrected in Instrument No. 20100722-0057579, Register's Office for Davidson County, Tennessee, dated May 5, 2010 and recorded on May 6, 2010.

Spouse of Zachary D Greenfield never occupied said property.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 894, Page 640 & 641, Book 1163, Page 418, Instrument No. 20100506-0034657, as corrected in Instrument No. 20100722-0057579, Book 5169, Page 783, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1026 Hart Lane, Nashville, Tennessee 37216
(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 30th day of September, 2014.

Zachary D. Greenfield

STATE OF Tennessee
COUNTY OF Davidson

On this the 30th day of September, 2014, before me personally appeared Zachary D. Greenfield, unmarried to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th day of September, 2014.

Notary Public

My Commission Expires: 10.11.15

(SEAL)

LAURA D. PERRY WILLIAMSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification
I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee / County of Wilson SS:
Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss

My Commission Expires: 12/18/17

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES DECEMBER 18, 2017