BILL GARRETT, Davidson County
Trans:T20140089944 DEEDWARR
Recvd: 12/01/14 15:47 2 pgs
Fees:13.00 Taxes:1849.63
20141201-0110141

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 21st day of November, 2014, by and between Keith Ridley and Joan Fleming-Ridley, a married couple, party of the first part, and Michael Scott Greene and Kimberly Greene, husband and wife, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, being Lot No. 48 Unit B on the Plan of McGavock's Homestead Addition to Nashville, Tennessee of record in Book 57, Page 9 and Declaration Covenants, Conditions and Restrictions at Instrument No. 20140211-0012127 Exhibit B Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being all or part of the same property conveyed to Keith Ridley and Joan Fleming-Ridley by virtue of that certain Warranty Deed dated November 1, 2012, at Instrument No. 20121105-0101724 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2015 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Keith Ridley

Joan Fleming-Ridley, by Keith Ridley
Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Keith Ridley, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of November, 2014.

Notary Public

My Commission Expires: 7.3.17

STATE OF TENNESSEE

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

COUNTY OF DAVIDSON

On this 21st day of November, 2014, before me personally appeared Keith Ridley, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Joan Fleming-Ridley and acknowledged that he executed the same as the free act and deed of the said Joan Fleming-Ridley.

WITNESS my hand and official seal at office this 21st day of November, 2014.

Notary Public

My Commission Expires: 7-3-17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Michael Scott Greene and Kimberly Greene

610B Hume Street
Nashville, TN 37208

Tax Parcel No 081120O00200CO

Property Address: 610B Hume Street
Nashville, TN 37208

MAIL TAX BILLS TO: US Bank Home Mortgage

9321 Olive Blvd, St Louis, MO 63132

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $499,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 21st day of November, 2014.

Notary Public

My Commission Expires: 7-3-17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY