WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140095257 DEEDWARR
Recvd: 12/19/14 12:48 2 pgs
Fees: 13.00 Taxes: 1156.25
20141219-0116404

STEPHANIE MCPEAKE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $312,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF DECEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 1-11-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kerri S. Evans and Scott A. Hite	Same as new owner	103-03-0-065.00
(NAME) 5210 Idaho Avenue	(NAME)	
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, CELESTE A. GREENE*, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KERRI S. EVANS AND SCOTT A. HITE, WIFE AND HUSBAND, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 westerly 50 feet of the southerly 150 feet of Block 20, on the Map of The Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, of record in Book 421, Page 18, Register's Office for Davidson County, Tennessee.

Said part of said block fronts 50 feet on the northerly margin of Idaho Avenue and extends back between parallel lines along the easterly margin of 53rd Avenue North, 150 feet.

Being the same property conveyed to CELESTE A. GREENE by deed from PETER DERGEE AND WIFE, TAHRA DERGEE AND THOMAS PARKER AND WIFE, VICTORIA PARKER AND J. FREDERICK ALEWINE, UNMARRIED of record in Instrument No. 20081010-01028496, dated October 2, 2008, said Register's Office.

This conveyance is subject to: 2015 property taxes which are a lien, but not yet due and payable; all matters as shown on the map of The Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, of record in Book 421, page 18, Register's Office for said county; and any and all restrictions and easements of record.

*unmarried

unimproved ☐

This is improved ☒ property, known as 5210 Idaho Avenue, Nashville, TN 372069

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 our hands this 15th day of Decmeber, 2014.

Celeste A. Greene
By: [signature], attorney in fact

Celeste A. Greene
By: Paul F. Soper, her attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul F. Soper, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Celeste A. Greene as her duly appointed attorney in fact, and acknowledged that he executed the same as the free act and deed of the said Celeste A. Greene.

Witness my hand and official seal at Nashville, TN, this 15th day of December 2014.

Melissa D. Harris
Notary Public

My Commission Expires: 05/05/15

MELISSA D. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2015