WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150018325 DEEDWARR
Recvd: 03/13/15 09:32 2 pgs
Fees:13.00 Taxes:499.29
20150313-0021609

State of Tennessee
County of Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,943.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of March, 2015

Notary Public

MY COMMISSION EXPIRES: 8-11-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bridget Hoesley	Ameris Bank	086-07-0-073.00
(NAME)	(NAME)	
1404 Autumn Knoll	1800 Parkway Place, Ste. 820	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Marietta, GA 30067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Nicholas D. Greer and wife,**
and Chassity Greer, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Bridget Hoesley, a single woman,** 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 Lot No. 117 on the plan of Phase III, Jackson's Retreat, of record in Book 5200, Pages 517 and 518, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to conveyed to Nicholas D. Greer and wife, Chassity Greer, by Warranty Deed from Michael J. Farley and wife, Jennifer C. Farley, dated 04/15/10 and recorded 04/19/10 in Instrument Number 20100419-0029319, Register's Office for Davidson Country, Tennessee.

All matters as shown on the plan of Phase III, Jackson's Retreat, of record in Book 5200, Pages 517 and 518, in the Register's Office for Davidson County, Tennessee. Subject to Declaration of Covenants, Conditions and Restrictions of record in Book 5741, Page 360, Register's Office for Davidson County, Tennessee. Restrictive Covenants for Phase III of record in Book 6056, Page 672, Register's Office for Davidson County, Tennessee. HOA Charter of record in Book 5745, Page 283, Register's Office for Davidson County, Tennessee. By-Laws of record in Book 5745, Page 294, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1404 Autumn Knoll, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

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 my/our hands this 10th day of March, 2015.

+Nicholas D. Greer
Nicholas D. Greer

+Chassity Greer
Chassity Greer

State of Tennessee
County of ~~Williamson~~ Shelby SS N.D.G.

Personally appeared before me Nicholas D. Greer and Chassity Greer, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 10th day of March, 2015.

Shelley Pahn
Notary Public
My Commission Expires: July 30 2017

File No.: 9301

SHELLEY PAHN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. JULY 30, 2017