RECORD & RETURN TO:
FILE BOX 36

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150024496 DEEDWARR
Recvd: 04/02/15 14:16 2 pgs
Fees:13.00 Taxes:869.50
20150402-0028970

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $235,000.00.

Affiant

Subscribed and sworn to me on March 31, 2015.

NOTARY PUBLIC

My Commission Expires: 9.12.17

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

THIS INSTRUMENT WAS PREPARED BY:

ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #28344SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
George Greene, III. and Mitzi Greene, and Reba L. Greene 318 Shady Creek Lane Nashville, TN 37211	Renasant Bank 2001 Park Place North, Suite 650 Birmingham, AL 35203	161-13-B-318 CO-

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **George Greene, married**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto **George Greene, III. and Mitzi Greene, husband and wife, and Reba L. Greene, an unmarried woman**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 318, on the Plan of Creekside of Brentwood, as shown on Exhibit "B" of the Master Deed of record in Instrument No. 20050204-0013611, as amended in Instrument No. 20050329-0034131 and Instrument No. 20050822-0100021, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to George Greene, an unmarried man, by Warranty Deed from Aaron N. Snavely and Kelly Snavely, husband and wife, dated July 6, 2012, of record on July 10, 2012, in Instrument No. 20120710-0060487, Register's Office for Davidson County, Tennessee. The said George Greene is also known as George Greene, IV. and has since married Staci Greene.

Staci Greene, spouse of Grantor, hereby joins in the execution of this Instrument to convey any marital interest she may have in subject property.

The conveyance of the above-described parcel of land is subject to the following:

1. 2015Davidson County and Nashville City taxes which have been paid by the Grantor and prorated by the parties OR which have been prorated by the parties and assumed by the Grantee(s).
2. Restrictions, dedications, conditions, reservations, easements and other matterr shown on the Plat of Creekside of Brentwood, as recorded in Instrument No. 20050204-0013611 (Exhibit "B") and Boundary Plat recorded at Instrument No. 20040714-0084063, but deleting any covenant, condition, or restriction indicating a preference, limitation, or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions, or restrictions violate 42 USC 3604(c).

3. Terms and Provisions of By-Laws of Creekside Homeowner's Association, Inc., of record in Instrument No. 20040702-0079260 (Exhibit "D"), amended at Instrument No. 20050204-0013611 (Exhibit "C"), of record in Register's Office for Davidson County, Tennessee.
4. Charter of Creekside of Brentwood Homeowners Association, Inc. of record in Instrument No. 20041217-0150431, Register's Office for Davidson County, Tennessee.
5. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Creekside, as recorded in Instrument No. 20040702-0079260, as amended by Instrument(s) of record in Instrument No. 20050204-0013611, Instrument No. 20050329-0034131 and Instrument No. 20050822-0100021; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon, but deleting any covenant, condition, or restriction indicating a preference, limitation, or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions, or restrictions violate 42 USC 3604(c).
6. Deed to Homeowner's Association for Common Areas recorded at Instrument No. 20080724-0075832, Register's Office for Davidson County, Tennessee.
7. Subject to the lien for special assessments contained in the Declaration of Covenants, Conditions and Restrictions.
8. Subject to the rights of others in and to the common areas/elements.
9. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 318 Shady Creek Lane, Nashville, TN 37211.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 hand(s) this 31st day of March, 2015.

George Greene **Staci Greene**

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On March 24, 2015, before me personally appeared George Greene and Staci Greene, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on March 31, 2015.

My Commission Expires: 9.12.17

APRIL N. BRADLEY NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC SMITH COUNTY