G-27023-4
Box 14

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15033355** BILL GARRETT, Davidson County Trans:T20150029255 DEEDWARR Recvd: 04/17/15 15:37 2 pgs Fees:13.00 Taxes:884.30 20150417-0034531	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $239,000.00. Affiant Subscribed and sworn to before me, this 15th day of April, 2015. Notary Public My Commission Expires: 11/10/17 NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Mary Alice Orr 645 Magnolia Lane Nashville TN 37211	Send Tax Bills To: **SunTrust Mortgage, Inc.** **P.O. Box 79041** **Baltimore, MD 21279-0041**	Tax Information: Tax Parcel ID No. 172-03-0-B-063.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sandra L. Greeno, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mary Alice Orr, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 63, THE WOODLANDS, PHASE 2, as shown on plat of record in Plat Book 6900, Page 635, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Sandra L. Greeno, unmarried by Warranty Deed from Thomas M. Morrissey, as Trustee of the Thomas M. Morrissey Trust u/a/d 11/6/98, recorded on the 1st day of November, 2001 in Instrument No. 20011101-0119669, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE WOODLANDS, PHASE 2, as recorded in Plat Book 6900, Page(s) 635.

Covenants, Conditions and Restrictions as set forth in Restrictions and By-Laws recorded in Book 7334, Page 109, Book 7408, Page 250, Book 7516, Page 37, Book 8464, Page 463, Book 8622, Page 390, Book 8634, Page 224 and Book 8643, Page 675.

Charter of Homeowners Association recorded in Book 8454, Page 246.

Easement for Sewer/Storm Drainage, recorded in Book 7091, Page 428 and Book 6710, Page 495.

Stormwater Detention Agreement recorded in Book 7336, Page 3.

Conveyance for Water/Sewerage Services recorded in Book 8541, Page 241 and Book 8541, Page 247.

Conveyance for Common Areas recorded in Book 8472, Page 310.

This is improved property located at 645 Magnolia Lane Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of March, 2015.

Sandra L. Greeno

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sandra L. Greeno, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of March, 2015.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018