WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150032023 DEEDWARR
Recvd: 04/28/15 10:16 2 pgs
Fees:13.00 Taxes:517.63
20150428-0037830

Y-FSBO-15-2922

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF APRIL, 2015.

Notary Public

MY COMMISSION EXPIRES: 3-6-18

(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Rian L. Greenberg and Wendy L. Greenberg	NEW OWNER	
(NAME)	(NAME)	**096-10-0-117.00**
5145 Bay Overlook Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **DIANE CARTER, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Rian L. Greenberg and Wendy L. Greenberg (97% undivided interest) and Linda L. Greenberg, Trustee of the Ronald E. Greenberg and Linda L. Greenberg Trust U.D.T dated November 6, 1990 (3% undivided interest),** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 264, SECTION 5, CLOVERHILL, as shown on plat of record in Plat Book 2133, Page 88, 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 Diane Carter by Warranty Deed from Carol Dillingham Phillips, recorded on the 17th day of January, 2002 in Instrument No. 20020117-0007202, in the Register's Office of Davidson County, Tennessee. Grantor's spouse joins in this conveyance for the purpose of conveying any and all his marital interest in said property.

This conveyance is subject to:
- County of Davidson taxes for the year 2015.
- Plat of SECTION 5, CLOVERHILL, as recorded in Plat Book 2133, Page(s) 88.
- Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2145, Page 262 and Book 2273, Page 88.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2922 Leatherwood Drive, Nashville, Tennessee 37214**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 24th DAY OF APRIL, 2015.

Diane Carter

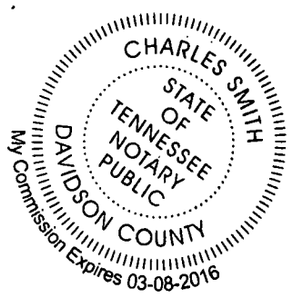
Kenneth R. Carter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DIANE CARTER AND KENNETH R. CARTER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of April, 2015.

Notary Public
My Commission Expires: 03/08/16
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212