398

BILL GARRETT, Davidson County
Trans:T20150044027 DEEDWARR
Recvd: 06/04/15 14:08 2 pgs
Fees:13.00 Taxes:906.50
20150604-0052457

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 28th day of May, 2015, by and between Henry Greene Jr and Lorraine Williams Greene, husband and wife, party of the first part, and Shanna Laine Carmack and Franklin Carmack, wife and husband, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

BEING Lot No. 193 on the Plan of Lakeshore, Phase 2-A, of record in Plat Book 7900, Page 4252, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description

Being all or part of the same property conveyed to Henry Greene, Jr. and Lorraine Williams Greene by virtue of that certain Warranty Deed dated April 15, 1993, at Book 8921, Page 472 in the Register's Office of Davidson County, Tennessee.

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, except for year 2015 Davidson County real property taxes, being a lien not yet due and payable; 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.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Henry Greene Jr

Lorraine Williams Greene

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Henry Greene Jr and Lorraine Williams Greene, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of May, 2015.

Notary Public

My Commission Expires: 9-10-18

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Shanna Laine Carmack and Franklin Carmack

5409 Mainsail Drive, Hermitage, TN 37076

Tax Parcel No 098090A07600CO

Property Address: 5409 Mainsail Drive
Hermitage, TN 37076

MAIL TAX
BILLS TO: FOM Bank
50 Franklin St.
Clarksville TN 37040

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $245,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 28th day of ~~May~~, 2015.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN