# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150052406 DEEDWARR
Recvd: 06/30/15 10:48 2 pgs
Fees:13.00 Taxes:832.50
20150630-0062886

B-FC-15-5149

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 10/13/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC 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) | |
| **5149 Bay Overlook Drive** | | **097-16-0A-063.00CO** |
| (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 **KIMBERLY V. FORSYTH, A SINGLE WOMAN,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **RIAN L. GREENBERG AND WENDY L. GRENBERG, HUSBAND AND WIFE, (97% UNDIVIDED INTEREST) AND LINDA L. GREENBERG, TRUSTEE OF TRUST A 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 No. 95 on the Plan of Phase Two, First Revision of the Peninsula, a Planned Unit Development, of record in Plat Book 9700, Page 352, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and Accurate Legal Description.

Being the same property conveyed to Kimberly V. Forsyth, a single woman by Warranty deed from David Pring and Holly Pring, husband and wife of record in Instrument No. 20070402-0038964 Register's Office for Davidson County, Tennessee, dated March 29, 2007 and recorded on April 02, 2007.

This conveyance is subject to:
- Taxes for the year 2015 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page 352, as amended in Book 10547, Page 35, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 9564, Page 693, Book 9754, page 35, Book 9977, page 359, Book 10333, page 219 and Book 11258, Page 85, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- By-Laws of record in Book 10973, Page 39, Book 11181, Page 371, Instrument No. 20000822-0083193 and Instrument No. 20030313-0033780, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement of record in Book 10693, Page 726, in the Register's Office for Davidson County, Tennessee.
- PUD Boundary of record in Book 7900, Page 854, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20070402-0038964 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5149 Bay Overlook Drive , Hermitage, Tennessee 37076**.

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 JUNE, 2015.

Kimberly V. Forsyth

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KIMBERLY V. FORSYTH, 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 June, 2015.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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