BILL GARRETT, Davidson County
Trans:T20150061136 DEEDWARR
Recvd: 07/27/15 09:11 2 pgs
Fees:13.00 Taxes:323.75
20150727-0073314

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122
#15-0265

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 87,500.00

Affiant

Subscribed and sworn to before me, this 22nd day of July, 2015.

Notary Public

My commission expires: 3/19/19

STATE OF TENNESSEE NOTARY PUBLIC Sumner County, TN

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jason M. Alderman **Ninette Du Preez**	**FARMINGTON MORTGAGE, A DIVISION OF CAPSTAR BANK**	**08106026400**
2010 26th Ave N	**2002 RICHARD JONES, SUITE 300A**	
Nashville, TN 37208	**NASHVILLE, TN 37215**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Loniel Greene Jr., unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jason M. Alderman and Ninette Du Preez, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 6 on the Plan of Carolann Acres, of record in Plat Book 2083, Page 30, described according to a survey made by W.W. Turner Co., Engineers, May 26, 1952, as follows:

Beginning on the easterly margin of 26th Avenue North, at a point 300 feet north of the northwest corner of the property conveyed to Davidson County Board of Education by deed from Mary L. Boreing, et al, of record in Book 962, page 68, Register's Office for said county, being the corner of Lots Nos. 5 and 6; thence with said Avenue, northwardly 62.1 feet; thence south 86 degrees 25' east 231.5 feet; thence south 3 degrees 08' west 55.3 feet to the corner of Lots Nos. 5 and 6; thence with the line between said two lots, westwardly 231.4 feet to the beginning.

Being the same property conveyed to Lionel Green, Jr by Warranty Deed from David Jones dated 07/13/05 and recorded on 07/15/05 in Instrument No. 20050715-0082671 and Scrivener's Affidavit of record in Instrument No. 20051227-0154106, said Register's Office for said county. Loniel Greene Jr. erroneously spelled as Lionel Green, Jr. in Warranty Deed in Instrument No. 20050715-0082671 .

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 2010 26th Ave N, Nashville, TN 37208.

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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 22nd day of July, 2015.

Loniel Greene Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Loniel Greene Jr., the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of July, 2015.

Notary Public

My Commission Expires: 9-11-16

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY