WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of August, 2015.

Notary Public:

MY COMMISSION EXPIRES: 9.2.18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Bradley J. Hoy	Bradley J. Hoy	Parcel ID:
3180 S. Rutland Rd.	3180 S. Rutland Road	07508000400
Mount Juliet, TN 37122	Mount Juliet, TN 37122	

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 acknowledged, we

Larry C. Greeson and Jerry Randall Greeson, Individually and as Heirs of the Estate of Peggy S.Greeson

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Bradley J. Hoy and wife, Mary Jane Hoy
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:

LAND in Davidson County, Tennessee, being Lot No. 210, on the Plan of Tulip Grove, Section 4, as of record in Book 4175, Page 12, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Billie C. Greeson and wife, Peggy S. Greeson by deed dated December 2, 1977, from Robert McClintock, III and wife, Kathy Lynn McClintock, of record in Book 5229, Page 361, said Register's Office. The said Billie C. Greeson died March 25, 1992, and title vested in Peggy S. Greeson, as surviving tenant by the entirety. See also Quitclaim Deed from Peggy S. Greeson to Peggy S. Greeson, Jerry R. Greeson, and Larry C. Greeson of record in Book 8948, Page 173, said Register's Office, dated May 7, 1993. The said Peggy S. Greeson died February 27, 2015, with a Will, but the Estate was not probated. The Grantors, Jerry R. Greeson and Larry C. Greeson execute this instrument as the Sole Heirs of the Estate of Peggy S. Greeson. See also Affidavits of Heirship of record in Instrument 20150810-0079593, and Instrument 20150810-0079594, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 4228, Page 458, Register's Office for said County.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 4175, Page 12, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 617 Topeka Drive, Hermitage, TN 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 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 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 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.

BILL GARRETT, Davidson County
Trans:T20150066186 DEEDWARR
Recvd: 08/10/15 12:06 2 pgs
Fees:13.00 Taxes:555.00

20150810-0079595

Witness our hands this 7th day of August, 2015.

Larry C. Greeson

Jerry Randall Greeson

The Estate of Peggy S. Greeson
By:

Larry C. Greeson, Heir

Jerry Randall Greeson, Heir

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Larry C. Greeson and Jerry Randall Greeson, Individually and as Heirs of the Estate of Peggy S. Greeson, 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 and official seal at Nashville, Tennessee, this 7th day of August, 2015.

My Commission Expires: 7.2.18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.