Davidson County DEEDWARR
Recvd: 09/01/15 12:26 7 pgs
Fees:37.00 Taxes:0.00
20150901-0088691

This instrument prepared by Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525), 1971 West Fifth Avenue, Suite 4, Columbus, Ohio 43212

RECORDED AT THE REQUEST OF
CHICAGO TITLE COMPANY Order Number: 58701502535

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantors, **Rian L. Greenberg** and **Wendy L. Greenberg, as to an undivided Ninety-Seven percent (97%) interest,** and **Linda L. Greenberg, Trustee of the Ronald E. Greenberg and Linda L. Greenberg Trust dated November 6, 1990, as to an undivided Three percent (3%) interest,** for Ten Dollars ($10.00) and other valuable consideration paid, warrants the title against all person whomsoever and do hereby convey unto the Grantees, **Rian L. Greenberg** and **Wendy L. Greenberg, Husband and Wife, as to an undivided Ninety-Seven percent (97%) interest,** and **Linda L. Greenberg, Trustee of Trust A of the Ronald E. Greenberg and Linda L. Greenberg Trust dated November 6, 1990, as to an undivided Three percent (3%) interest,** whose address is 2922 Leatherwood Drive, Nashville, TN 37214, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

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.

Be the same more or less, but subject to all legal highways.

The Grantors do hereby covenant with the Grantees that they are lawfully seized of the above described real estate, that they have good right to sell and convey the said real property said the property is unencumbered except as to:

Covenants, Conditions, and Restrictions as set forth in a Deed recorded in Book 2145, Page 262 and Book 2273, Page 88.

All other easements and restrictions of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 096-10-0-117.00
Street address of property: 2922 Leatherwood Drive, Nashville, TN 37214
Prior Instrument Reference by which Grantors acquired title: Instrument No. 20150428-0037830 in the Recorder's Office, Davidson County, Tennessee.
Mail Tax Statements to: Rian L. Greenberg and Wendy L. Greenberg, 2922 Leatherwood Drive, Nashville, TN 37214

Signed this 25 day of August, 2015.

Signatures of Grantors:

Rian L. Greenberg

Linda L. Greenberg, Trustee

Wendy L. Greenberg

STATE OF TENNESSEE, COUNTY OF _____, SS:

BE IT REMEMBERED That on this _____ day of _____, 20____ before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Rian L. Greenberg and Wendy L. Greenberg and Linda L. Greenberg, Trustee of the Ronald E. Greenberg and Linda L. Greenberg Trust dated November 6, 1990, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantors in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

_____

Notary Public

CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }

COUNTY OF San Diego

On 8/24/15 before me, Debbie Alam Notary

Date *Insert Name and Title of the officer*

Public, personally appeared Linda L Greenberg

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____

DEBBIE ALAM
COMM. # 2092587
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
COMM. EXPIRES JAN. 3, 2019

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent attachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signers Name: _____
- ☐ Corporate Officer – Title(s) _____
- ☐ Partner - ☐ Limited ☐ General
- ☐ Individual ☐ Attorney in Fact
- ☐ Trustee ☐ Guardian or Conservator
- ☐ Other: _____

Signer is Representing: _____

Signers Name: _____
- ☐ Corporate Officer – Title(s) _____
- ☐ Partner - ☐ Limited ☐ General
- ☐ Individual ☐ Attorney in Fact
- ☐ Trustee ☐ Guardian or Conservator
- ☐ Other: _____

Signer is Representing: _____

State of Tennessee
County of Davidson

Before me, Artrinna Minnis a Notary Public of the state and county mentioned, personally appeared Kian L. Greenberg and Wendy L. Greenberg, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, this 25 day of August, 2015

Notary Public

My commission expires: 3-10-2019



Property Address: 2922 Leatherwood Drive, Nashville, TN 37214
Tax Parcel: 096-10-0-117.00

Oath of Consideration

I/We, _____, the Affiants, herby swear or affirm that to the best of our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $_____ which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 24 day of August, 2015.

Signatures of Affiant(s):

_____ _____

Sworn and subscribed before me this _____ day of _____, 20___

_____
Notary Public

JURAT FORM

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)

COUNTY OF San Diego)

Subscribed and sworn to (or affirmed) before me on this 24 day of August, 2015 by Linda L Greenberg, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

NOTARY PUBLIC SIGNATURE

(NOTARY SEAL)

DEBBIE ALAM
COMM. # 2092587
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
COMM. EXPIRES JAN. 3, 2019

OPTIONAL INFORMATION

THIS OPTIONAL INFORMATION SECTION IS NOT REQUIRED BY LAW BUT MAY BE BENEFICIAL TO PERSONS RELYING ON THIS NOTARIZED DOCUMENT.

TITLE OR TYPE OF DOCUMENT _____

DATE OF DOCUMENT _____

When executing a jurat, a notary shall administer an oath of affirmation to the affiant and shall determine, from satisfactory evidence, that the affiant is the person executing the document. The affiant shall sign the document in the presence of the notary.

To order supplies, please contact McGlone Insurance Services, Inc. at (916) 484 0804.

True Copy Certification

I, JAY J PAVEL, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of CALIFORNIA

County of ORANGE

Personally appeared before me, [Name of Notary], PEGGY BRENNAN a notary public for this county and state, ****JOY J. PAVEL**********, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7/2/2016
Notary' Seal (if on paper)

PEGGY BRENNAN
Commission # 1982033
Notary Public - California
Orange County
My Comm. Expires Jul 2, 2016