BILL GARRETT, Davidson County
Trans:T20150096219 DEEDWARR
Recvd: 11/12/15 10:34 2 pgs
Fees:13.00 Taxes:471.75
20151112-0114858

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,500.00

Lindsey Duncan
Affiant

Subscribed and sworn to before me, this 10TH DAY OF NOVEMBER, 2015.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES:
08-20-19 (AFFIX SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| CATHY C. GREEN, unmarried | Cathy Green (NAME) | 02607004300 |
| 109 Butterfield Ct. (ADDRESS) | 109 Butterfield Ct. (ADDRESS) | |
| Goodlettsville, TN 37072 (CITY) (STATE) (ZIP) | Goodlettsville, TN 37072 (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we MARTHA SWAFFORD, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto CATHY C. GREEN, unmarried, hereinafter called the Grantees, 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. 149 ON THE PLAN OF WINDSOR GREEN, PHASE 1, SECTION II, AS SHOWN BY PLAT OF RECORD IN BOOK 6250, PAGE 45, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MARTHA SWAFFORD, UNMARRIED, BY WARRANTY DEED FROM EMILY M. MORGAN AND MITCHELL MORGAN, WIFE AND HUSBAND AND MARY S. SNIPES, MARRIED, OF RECORD IN INSTRUMENT NO. 20120615-0052859, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 109 Butterfield Ct., Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness my/our hand(s) this 10th day of November, 2015.

**WARRANTY DEED**
(Continued)

MARTHA SWAFFORD

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARTHA SWAFFORD, unmarried, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of November, 2015.

Notary Public

My Commission Expires: 11/2/2018

DANIEL WISCHHOF
NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

**RETURN TO:**
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072