WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th day of November, 2015.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20150099426 DEEDWARR
Recvd: 11/23/15 11:10 2 pgs
Fees:13.00 Taxes:510.60
20151123-0118555

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Kevin C. Green	Kevin C. Green	173 05 0A 071.00
(NAME)	(NAME)	
2030 Shaylin Loop	483 Avon River Rd	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Thirty-Eight Thousand And No/100 Dollars ($138,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Wayne H. Hanson, a single man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kevin C. Green, a single man**, 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 Unit 71 on the Plan of Barnes Crossing, of record in Instrument No. 20050721-0084791, as re-recorded of record in Instrument Number 20050805-0092480, and as amended of record in Instrument Number 20051114-0136938 and Instrument Number 20071227-0147998, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Wayne H. Hanson by Quitclaim deed from Wayne H. Hanson and Deborah L. Hanson, of record in Instrument No. 20070906-0106846 Register's Office for Davidson County, Tennessee, dated August 30, 2007 and recorded on September 06, 2007.

Further, being the same property conveyed to Wayne H. Hanson, unmarried by Quitclaim Deed from Wayne H. Hanson and Deborah L. Hanson, husband and wife, dated August 30, 2007 and recorded September 6, 2007 as Instrument No. 20070906-0106846, in said Register's Office for Davidson County, Tennessee.

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This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2030 Shaylin Loop, Antioch, TN 37013

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, has 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 our hands this .

Wayne H. Hanson

Wayne H. Hanson

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Wayne H. Hansonthe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of November, 2015.

A.C. Hall

Notary Public

My Commission Expires:

(SEAL) 5-8-18

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

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