WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150101897 DEEDWARR
Recvd: 12/02/15 10:35 2 pgs
Fees:13.00 Taxes:1942.50
20151202-0121419

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00 –

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF November, 2015.

Notary Public

MY COMMISSION EXPIRES: 8-17-19

(AFFIX SEAL)

RENNA ANN WALTERS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

THIS INSTRUMENT ~~WAS PREPARED~~ BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Evan G. Crosby and Sarah Maxcy Crosby	New Owner	
(NAME)	(NAME)	
3529 Pleasant Valley Road		118-14-0 125.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **BONNIE W. GREEN, UNMARRIED AND ERIC LEE GREEN, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EVAN G. CROSBY AND SARAH MAXCY CROSBY, HUSBAND AND WIFE, WIFE AND HUSBAND,** 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 51, SECTIONS 1 & 2, LONGVIEW MANOR, as shown on plat of record in Plat Book 1424, Page 127, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Bonnie W. Green and husband, Eric Lee Green by Warranty Deed from Martin G. Morris and wife, Cheryl B. Morris, recorded on the 29th day of November, 1999 in Deed Book 11758, Page 390, in the Register's Office of Davidson County, Tennessee. Bonnie W. Green and Eric Lee Green have since divorced.

This conveyance is subject to (a) 2015 real property taxes; (b) all matters appearing on the plan of record in Plat Book 1424, Page 127, said Register's Office; (c) Restrictive covenants of record in Book 1781, Page 520 and Book 1760, Page 25, said Register's Office; and (d) Easement for Location & Maintenance of Fence, recorded in Book 10798, Page 436, said Register's Office.

unimproved
This is improved x property, known as 3529 Pleasant Valley Road, Nashville, TN 37204
(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 hand this 30 day of November, 2015.

Bonnie W. Green

BONNIE W. GREEN

Eric Lee Green

ERIC LEE GREEN

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 Bonnie W. Green and Eric Lee Green, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30 day of November, 2015.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2019