BILL GARRETT, Davidson County
Trans:T20150104904 DEEDWARR
Recvd: 12/11/15 12:55 2 pgs
Fees:13.00 Taxes:502.83
20151211-0124937

Send Tax Statements To:
New Owner

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

Name and Address of New Owner:
Tammy Maher
2575 Cedar Springs Drive
Nashville, TN 37217

From Information Furnished By
The Parties

Map and Parcel 149-04-016200,
149-04-024900 & 149-04-025000

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **HARRY A. GREEN, UNMARRIED**, has this day bargained and sold and does hereby transfer and convey unto, **TAMMY MAHER, UNMARRIED,** HEr heirs and assigns, forever, that certain parcel of real estate located in the Davidson County, State of Tennessee, and being described as follows, to-wit:

TRACT NO. 1
Being Lot No. 484 on the Map of Edge-O-Lake Estates, Section 7, as of record in Book 3700, page 79, Register's Office for Davidson County, Tennessee.

Said Lot No. 484 fronts 80 feet on the southerly side of Cedar Springs Drive and runs back between lines, 152.17 feet on the easterly side and 157.79 feet on the westerly side to a broken line at the rear on which it measures 102.36 feet thereon.

Being the same property conveyed to Harry A. Green and wife, Carolyn J. Green by deed from Neal J. Jennings and Carolyn J. Green, Co-Executors of the Estate of Sammie Grigg Jennings, Deceased, dated March 4, 1999, of record in Book 11370, page 754, Register's Office for Davidson County, Tennessee.

TRACT No. 2
Being a portion of Parcel "A", Edge-O-Lake Subdivision, Section 7, Book 3700, Page 79; Map 149-4, Parcel 165 of the Tax Assessors Division and same as shown by record in Book 4238, Page 261 of the Register's Office for Davidson County, Tennessee, and said parcel itself is Part "1-A", fully described as follows:

Beginning ath the southwest corner of the Grantee's lot; thence continuing with the west boundary line of the Grantee's property in a southerly direction, South 33 degrees 13' 30" east 76.78 feet, more or less, to a point. Said point being 33.27 feet east of a concrete marker and also the southwest corner of the reserve Parcel "A". Thence north 31 degrees 3' 42" east 21.90 feet to a marker; thence north 2 degrees 51' 14" east 70.50 feet to a point in the rear broken lite of the Grantee's property. Thence south 66 degrees 19' 34" west 62.11 feet to the point of beginning, containing 0.062 acres, more or less.

Being the same property conveyed to Harry A. Green and wife, Carolyn J. Green by deed from Neal J. Jennings and Carolyn J. Green, Co-Executors of the Estate of Sammie Grigg Jennings, Deceased, dated March 4, 1999, of record in Book 11370, page 754, Register's Office for Davidson County, Tennessee.

TRACT 3
Being a portion of Parcel A, Edge-O-Lake Subdivision, Section 7, Book 3700, Page 79; Map 149-4/Parcel 165, of the Tax Assessors Division and same as shown by record in Book 4599, page 840, of the Register's Office for Davidson County, Tennessee, and said parcel itself is Part 2, fully described as follows:

Beginning at the southeast corner of the Grantee's property; being the common corner of the Grantee's and Will Clark's property as shown on Tax Assessors Map dated June 1, 1980; thence continuing south 39 degrees 00' east with said division line 44.45 feet to the rear line of the original subdivision; thence south 34 degrees 36' 58" west along said boundary line 87.33 feet to a concrete marker; thence north 2 degrees 51' 14" east 70.50 feet to a concrete marker in the rear of the Grantee's property. This point being a break in the rear line of the Grantee's property which

~~lies in the middle of a public utility easement. Thence north 26 degrees 14' 48" east 40.25 feet to the point of beginning containing .056 acre, more or less.~~

THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **TAMMY MAHER, UNMARRIED,** her heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2015 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 7th ~~30th~~ day of December ~~November~~, 2015.

Harry A. Green

Harry A. Green

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **HARRY A. GREEN,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument **(WARRANTY DEED)** for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Murfreesboro, Tennessee, this the 7th ~~30th~~ day of December ~~November~~, 2015.

Taree L Russell

NOTARY PUBLIC
My Commission Expires: 1/24/17

TAREE L RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $135,900.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this 7th ~~30th~~ day of December ~~November~~, 2015.

NOTARY PUBLIC
My Commission Expires:

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-19-2016