BILL GARRETT, Davidson County
Trans: T20150105742 DEEDWARR
Recvd: 12/15/15 10:48 2 pgs
Fees: 13.00 Taxes: 2368.00

20151215-0125937

State of Tennessee
County of ~~Williamson~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 640,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF December, 2015

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David and Erika Green	New Owner	08309042800
(NAME)	(NAME)	
1419 Holly St.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Michael E. Burke,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

David E. Green and Erika L. Green, husband and wife

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 No. 20 on the Map of the Lindsley Lands of record in Plat Book 161, Page 120, in the Register's Office for Davidson County, Tennessee, and the Plan of Lindsley Property in Book 2, page 92, Chancery Court to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael E. Burke, unmarried, by Warranty Deed from Pantheon Development Partners, LLC, a Tennessee limited liability company, which deed is of record in instrument number 2014 0314-0021552 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 1419 Holly St., Nashville, TN 37206
(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.

THIS PROPERTY IS NOT DEFINED AS HOMESTEAD PER TENNESSEE STATUTES.

Witness my/our hand(s) this 8th day of December, 2015.

Michael E. Burke

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 Michael E. Burke, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this 9 day of December, 2015.

Commission expires:

BRIAN C BEAN
Notary Public - State of Florida
My Comm. Expires Nov 12, 2016
Commission # EE 832323
Bonded Through National Notary Assn.

Notary Public

Map - Parcel Numbers: 08309042800
Property Address: 1419 Holly St., Nashville, TN 37206