WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/09/16 15:31 3 pgs
Fees:18.00 Taxes:721.50
20160209-0012595

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of February, 2016.

Notary Public

MY COMMISSION EXPIRES 9/4/19

(AFFIX SEAL)

JILL SIMMONS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jamie Bailey	Primary Residential Mortgage, Inc	062020B218-00
(NAME)	(NAME)	
4637 Cather Court	1480 North 2200 W	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Salt Lake City, UT 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Earl Ray Green, Jr., and Cheryl Lynn Green, husband and wife**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Jamie Bailey, a single man**, hereinafter called the GRANTEE(S), their heirs and/or 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. 162, on the Final Plat, Cluster Lot Development, Abbington Park, Phase One - Section Five, of record in Instrument No. 20060113-0005368, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Earl Ray Green, Jr., a single man by Warranty Deed from Beazer Homes Corp., a Tennessee corporation, dated 10/31/2006, recorded 11/06/2006 of record in Instrument No. 20061106-0137403, in the Register's Office for Davidson County, Tennessee.

Cheryl Lynn Green, spouse of Earl R. Green, Jr., joins in the execution of this instrument for the purpose of conveying her marital interest, if any, to said property.

All matters shown on the plat of record in Plat Instrument No. 20060113-0005368, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions of record in Instrument No. 20030213-0020075, as amended in Instrument No. 20060202-0012846 and By-Laws of record in Instrument No. 20030303-0027406, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.

Warranty Deed of Flowage Easement of record in Book 2242, Page 513, in the Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Instrument No. 20030109-0004246, in the Register's Office for Davidson County, Tennessee.

Quit Claim Deed to the Homeowners Association of record in Instrument No. 20060202-0012845, in the Register's Office for Davidson County, Tennessee.

Charter of Abbington Park Homeowners Association, Inc., of record in Instrument No. 20030303-0027405, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4637 Cather Court, Nashville, TN 37214
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 5th day of February, 2016.

Earl Ray Green, Jr.

Cheryl Lynn Green

State of Florida
County of Orange

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Earl Ray Green, Jr. and Cheryl Lynn Green, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 5th day of February, 2016.

Notary Public
My Commission Expires:

WILLIAM A. SOHL
Notary Public - State of Florida
Commission # FF 201119
My Comm. Expires Feb 19, 2019

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kimie Perry
Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Liz Jones, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Liz Jones
Notary's Signature

My Commission expires: 8-14-17
Notary Seal (if on paper)

LIZ JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY