WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

MINDY CLAUD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of February, 2016.

Notary Public

MY COMMISSION EXPIRES: 1-5-2019

(AFFIX SEAL)

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
Sharonda Greene	Wells Fargo Bank, N.A.	075100164.00
(NAME)	(NAME)	
4215 Sweden Drive	101 North Phillips Ave.	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Sioux Falls, SD 57104	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20160011989 DEEDWARR
Recvd: 02/12/16 09:59 2 pgs
Fees:13.00 Taxes:659.53

20160212-0013702

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, I, **Michael Ray Gregory, an unmarried man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Sharonda Greene and Adam Greene, Wife and Husband**, 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 located in Davidson County, State of Tennessee, to-wit:

Being Lot No. 283, on the Plan of Hermitage Estates, Section II, to which plan reference is hereby made, of record in Plat Book 3700, Page 23, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Michael Ray Gregory by Quit Claim Deed dated 10/24/1996 from Glenda Hilt Gregory of record in Book 10240, Page 129, Register's Office for Davidson County, Tennessee.

Subject to: (1) All matters as set forth per Book 3700, Page 23, said Register's Office; and (2) Restrictions of record in Book 3924, Page 25, as amended of record in Book 3952, Page 881, said Register's Office.
This conveyance is subject to any and all existing easements and restrictions of record.

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 4215 Sweden Drive, Hermitage, TN 37076
(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 11th day of February, 2016.

Michael Ray Gregory

State of Tennessee
County of Wilson

Personally appeared before me Michael Ray Gregory, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 11th day of February, 2016.

Notary Public
My Commission Expires: 5/3/2016

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
COMMISSION EXPIRES 5-3-2016

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Mt Juliet, TN 37122