WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $425,000.00

Meredith Macy
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 6TH DAY OF JUNE, 2016.

Anne
NOTARY PUBLIC

MY COMMISSION EXPIRES 8-23-16

ANNE MARIE CHANDLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires August 23, 2016

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 16-8226 DEVILLEZ

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Carla A. Devillez	CARLA A. DEVILLEZ	08302006000
1420 Greenwood Avenue	2380 CALIFORNIA ST. APT. 102	
Nashville, TN 37206	SAN FRANCISCO, CA 94115	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CHRISTOPHER D. GREEN, AND WIFE, SHELBY CASCIO GREEN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

CARLA A. DEVILLEZ , AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1420 Greenwood Avenue, Nashville, TN 37206

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 our hand on the 6th day of June, 2016.

Christopher D. Green

Shelby Cascio Green

Shelby Cascio Green, fka Shelby S. Cascio

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, CHRISTOPHER D. GREEN AND SHELBY CASCIO GREEN, the bargainor(s), 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 Franklin, Tennessee, this 6th day of June, 2016.

Notary Public

My Commission Expires: 3-15-16

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-21-2016

BILL GARRETT, Davidson County
Trans:T20160050878 DEEDWARR
Recvd: 06/15/16 15:54 2 pgs
Fees:13.00 Taxes:1572.50

20160615-0060804

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot Number 27 on the map of Sharpe and Horns Subdivision of Elwood Place Eastland, of record in Book 332, Page 18, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Christopher D. Green, unmarried and Shelby S. Cascio*, unmarried, as tenants in common with the right of survivorship by Warranty Deed from Russell K. Hewitt and wife, Debbie Hewitt and Randall Sanders and wife, Virginia Sanders, recorded on the 4th day of March, 2010 in Instrument No. 20100304-0016540, in the Register's Office of Davidson County, Tennessee.

* Shelby S. Cascio having since married is now known as Shelby Cascio Green

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAP OF SHARPE AND HORNS SUBDIVISION OF ELWOOD PLACE, as recorded in Plat Book 332, Page(s) 18, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Restrictive Covenants for Detached Structure as set forth in instrument recorded in Instrument No. 20111004-0076909.

f. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

g. Property taxes for the current year.