please Return To:

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW16303

BRENTWOOD
TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027

Send Tax Bills To:
NBKC Bank
10700 Nall Avenue, Ste. 300
Overland Park, KS 66211

New Owner is:
Patrick W. Greene
5377 Trousdale Drive
Nashville, TN 37220

BILL GARRETT, Davidson County
Trans:T20160053092 DEEDWARR
Recvd: 06/22/16 11:30 2 pgs
Fees:13.00 Taxes:1554.00
20160622-0063556

MAP: 160-08-0

PARCEL: 014.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Chad F. Harris**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Patrick W. Greene and wife, Stacey D. Greene,** hereinafter referred to as Grantee, their heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: **5377 Trousdale Drive, Nashville, TN 37220**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being all of Lot No. 20 on the Plan of Broadwell Acres, as of record in Book 2663, Page 118, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Chad F. Harris by Warranty Deed from Paul C. Harbsmeier, Janet L. Spiceland and David M. Harbsmeier, dated 2/23/16 and recorded 2/24/16 in Instrument Number 20160224-0017679; and the same property previously conveyed to Milton F. Harbsmeier and wife, Martha J. Harbsmeier by Warranty Deed from N. C. Dunn, Jr. and wife, Ruth B. Dunn, dated 5/6/60 and recorded 5/9/60 in Book 3070, Page 55, Register's Office for Davidson County, Tennessee. The said Martha J. Harbsmeier is reported to have died on 11/30/14; and the said Milton F. Harbsmeier died testate on 5/23/15. Pursuant to his Last Will and Testament and Order to Probate filed 8/12/15 in Docket No. 15P1240 in the Circuit Court of Davidson County, Tennessee (Probate Division), Paul C. Harbsmeier was appointed as Executor, and the residuary estate was devised in equal shares to his three children, Paul C. Harbsmeier, Janet L. Spiceland and David M. Harbsmeier.

Subject property having never been the residence of Chad F. Harris and/or his spouse.

C.H.
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and

that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind himself and his heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 17 day of June, 2016.

GRANTOR(S):

CHAD F. HARRIS

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Chad F. Harris**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 17 day of June, 2016.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$420,000.00**.

AFFIANT

SWORN TO and subscribed before me this 17 day of June, 2016.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My commission expires: _____