BILL GARRETT, Davidson County
Trans:T20160061782 DEEDWARR
Recvd: 07/19/16 08:55 2 pgs
Fees:13.00 Taxes:673.40
20160719-0073920

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $182,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of July, 2016.

Notary Public

My commission expires: 3/6/18

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Valerie Sells	New Owner	
3199 Lagrange Drive		080-12-0-059-00
Nashville, TN 37218		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CHARLES GREENLEAF, A MARRIED MAN* AND WILLIAM GREENLEAF, A MARRIED MAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **VALERIE SELLS, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 204 on the Plan of Section IV, Bordeaux Hills of record in Plat Book 3600, Page 49, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William Beck and wife, Mary E. Beck by Warranty deed from Bobby R. George and wife, Betty J. George of record in Book 4650, page 223, Register's Office for Davidson County, Tennessee, dated October 25, 1972 and recorded on October 27, 1972. Mary E. Beck having since died.

Being the same property conveyed to Monica Breedlove by Warranty deed from William Beck of record in Instrument No. 20151124-0119018 Register's Office for Davidson County, Tennessee, dated November 12, 2015 and recorded on November 24, 2015.

Being the same property conveyed to Charles Greenleaf and William Greenleaf by Warranty deed from Monica Breedlove of record in Instrument No. 20151204-0122686 Register's Office for Davidson County, Tennessee, dated November 12, 2015 and recorded on December 4, 2015.

** Neither Grantor(s), nor Grantor's spouse, ever resided in the above-described real property.*

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

CG by WG as AIF
WG

This is improved property known as 3199 Lagrange Drive, Nashville, TN 37218.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of July, 2016.

Charles Greenleaf by William Greenleaf Attorney in Fact

Charles Greenleaf by William Greenleaf,
Attorney in Fact

William Greenleaf

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of July, 2016, before me personally appeared William Greenleaf, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Charles Greenleaf as attorney-in-fact, and acknowledged that he/she executed the same as the free act and deed of Charles Greenleaf.

Witness my hand and seal this 15th day of July, 2016.

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018

My Commission Expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named William Greenleaf, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of July, 2016.

BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018

My Commission Expires:

Notary Public