WARRANTY DEED



P-VRES-16-3209-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF JULY, 2016.

Notary Public

MY COMMISSION EXPIRES: 3-6-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kristi Rose Maloney and Karl E. Kaplin	New Owner	
(NAME)	(NAME)	**084-12-0-104.00**
3209 Freno Ln		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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 consideration, the receipt of which is hereby acknowledged, **JEFFREY J. GREENING AND CONNIE M. GREENING, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KRISTI ROSE MALONEY AND KARL E. KAPLIN, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 24 on the Plan of Lincoya Hills of record in Plat Book 1835, Page 91, in the Register's Office for Davidson County, Tennessee.

Said Lot Number 24 fronts 100 feet on the Westerly side of Freno Lane and runs back 226.2 feet on the North line and 229.3 feet on the South line, to a dead line, measuring 100 feet thereon.

Being the same property conveyed to Jeffrey J. Greening and Connie M. Greening, husband and wife by Warranty deed from Gwyn R. Hofstetter, unmarried of record in Instrument No. 20130402-0032332 Register's Office for Davidson County, Tennessee, dated March 27, 2013 and recorded on April 02, 2013.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 1835, Page 91, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3209 Freno Ln , Nashville, Tennessee 37214**.

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 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 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.

BILL GARRETT, Davidson County
Trans:T20160061857 DEEDWARR
Recvd: 07/19/16 09:36 2 pgs
Fees:13.00 Taxes:1054.50
20160719-0074009

Witness my/our hand(s) this the 18th DAY OF JULY, 2016.

Jeffrey J. Greening

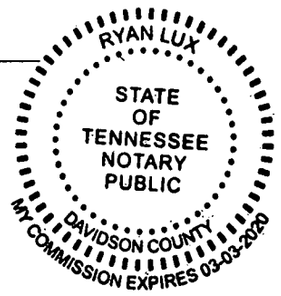
Connie M. Greening

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFFREY J. GREENING AND CONNIE M. GREENING, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of July, 2016.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212