BILL GARRETT, Davidson County
Trans: T20160065886 DEEDWARR
Recvd: 08/01/16 12:26 2 pgs
Fees: 13.00 Taxes: 1035.63
20160801-0079041

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 279,900.00

Affiant

Subscribed and sworn to before me, this 27th day of July, 2016.

Notary Public

My commission expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Chad M. Green **Rebecca M. Green**	new owner	**17600000100**
4160 Maxwell Road		
Antioch, TN 37013		

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

Yessenia Lendos, a married woman

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

Chad M Green and Rebecca Marie Green, married

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

Land located in the 2nd Civil District of Davidson County, Tennessee and being described as follows:

Beginning at a point in the Notherly margin of Maxwell Road, said point being 346 feet East of the Southeast corner of Lot No. 7, as shown on the Plan of Stewart's Subdivision, unrecorded; thence North 1° 26' East 341 feet to a point; thence South 87 ° 25' East 115.3 feet to a point; thence South 8 ° 24' East 209.3 feet to a point; thence South 2° 19' West 138.6 feet to a point in the Northerly margin of Maxwell Road; said point being on a curve having a radius of 1407.4 feet; thence Northwestwardly with the Northerly margin of Maxwell Road and with said curve, 72.8 feet to P.C. of said curve; said P.C. being stationed 33 + 99.73 as shown on the Davidson County Highway Plans of Maxwell Road; thence North 85° 01' West 77.2 feet to the point of beginning, containing 1.11 acres more or less.

Being the same property conveyed to Yessenia Lendos, as sole owner, from Citibank N.A. as Trustee for CMLTI Asset Trust, by Special Warranty Deed dated July 6, 2015 of record in Instrument No. 20150724-0072720, Register's Office for Davidson County, Tennessee.

*****Subject property was never the sole principal residence of said Grantor, spouse, heirs or assigns.****

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 4160 Maxwell Road, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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.

Witness my/our hand(s) this 27th day of July, 2016.

Yessenia Lendos

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Yessenia Lendos, the within named Grantor(s), 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, at office, this 27th day of July, 2016.

Notary Public

My Commission Expires: 12/27/17

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON