WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M16-1921

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $232,000.00.

Affiant

Subscribed and sworn to before me this _____ day of _____, 20___.

Notary Public
My Commission expires: 4-28-19
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Zachary C. Goldstein	Churchill Mortgage Corp	062-02-0-A-276.00CO
2929 Steamboat Drive	761 Old Hickory Blvd, ste 400	
Nashville, TN 37214	Brentwood, TN 37027	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **David Greer and Diana Greer, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Zachary C. Goldstein and Stephanie Goldstein, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 313 on the plan of Final Plat of River Trace Estates, Phase 1, Section 4 and 5, of record in Book 9700, page 409, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to David Greer and Dianna Greer, husband and wife, by deed from Fox Ridge Homes, Inc., on December 21, 2000, of record in Instrument Number 20010116-0004733, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

Subject to all matters as shown on the Plan of record in Book 9700, page 409, Register's Office Davidson County, Tennessee.

Covenants, conditions, and restrictions as set forth in instrument recorded in Book 6851, page 370; and Book 6982, page 747, Register's Office for Davidson County, Tennessee.

Homeowners Association Charter of record in book 6851,page 363, Register's Office for Davidson County, Tennessee.

Easements of record in Book 1163, pages 341 & 342; Book 2022, page 83; Book 3959, page 595; and Book 7907, page 168, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 6851, page 390, Register's Office for Davidson County, Tennessee.

Surveyor's Certificate of Correction in Book 7678, page 67, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2929 Steamboat Drive, Nashville, TN 37214**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

BILL GARRETT, Davidson County
Trans:T20160069235 DEEDWARR
Recvd: 08/10/16 10:57 2 pgs
Fees:13.00 Taxes:858.40
20160810-0083170

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 hands this August 8, 2016.

David Greer

Diana Greer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **David Greer and Diana Greer, husband and wife** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 8, 2016

My commission expires 7/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY