WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160072221 DEEDWARR
Recvd: 08/18/16 15:26 2 pgs
Fees:13.00 Taxes:1232.10
20160818-0086579

G-ZR-16-3803-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $333,000.00.

Mary C. Herndon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF AUGUST, 2016.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 8/20/19
(AFFIX SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 8-20-2019

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)
Mary C. Herndon	**Farmington Mortgage, a Division of CapStar Bank**	
(NAME)	(NAME)	**61-14-116.00**
3803 Burrus Street	**2002 Richard Jones Road, Suite 300A**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**Nashville, TN 37215**	
(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, **JESSE J. GREENING, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARY C. HERNDON, A SINGLE WOMAN,** 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 part of Lot No. 73 on the Plan of the Subdivision of Maplewood Home Tract, as of record in Book 421, Page 174, Register's Office for said County, described as follows.

Beginning on the Westerly margin of Burrus Street, 60 feet North of the Northerly margin of Gillock Street; thence with the Westerly margin of said Burrus Street Northwardly 54 feet; thence Westwardly and parallel with said Gillock Street 200 feet; thence Southwardly and parallel with Burrus Street, 54 feet; thence Eastwardly and parallel with Gillock Street, 200 feet to the beginning.

Being the same property conveyed to Jesse J. Greening, an unmarried person, by Warranty Deed from Candace Avery, an unmarried person, recorded December 30, 2010 in Instrument No. 20101230-0103842, Register's Office for Davidson County, Tennessee.

Jesse J. Greening having since married. Emily Greening joins in this conveyance to convey any and all marital interest she may have to said property.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 174, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3803 Burrus Street, Nashville, Tennessee 37216**.

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.

Witness my/our hand(s) this the 16th DAY OF AUGUST, 2016.

Jesse J. Greening

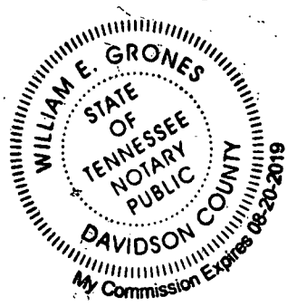
Emily Greening

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JESSE J. GREENING AND EMILY 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of August, 2016.

Notary Public
My Commission Expires: _____
(SEAL)



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