WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160074545 DEEDWARR
Recvd: 08/26/16 08:59 2 pgs
Fees: 13.00 Taxes: 453.25
20160826-0089288

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF August 2016.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 2-25-19
(AFFIX SEAL)

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 086
Pamela Greer	Cash New Owner	GROUP 06 0A
540 Chandler Pl	N/A	PARCEL 540.00
Hermitage, Tennessee 37076	,	

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 acknowledged, we,

Jack Holt, a married man

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Pamela Greer

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:

Located in Davidson County, Tennessee, being Unit 540 on the Plan of Steeplechase Condominiums as shown on Exhibit "C" of the Master Deed as recorded in Book 6816, page 483, said Register's Office, as amended by Amendment to the Master Deed of Steeplechase Condominiums by Book 7390, page 1, said Register's Office.

Being the same property conveyed to Jack Holt, a married man by deed from Mike Maitland
Unit 540 on the Plan of Steeplechase Condominiums as shown on Exhibit "C" of the Master Deed as recorded in Book 6816, page 483 dated May 10, 2011 and recorded in Instrument No. 20110511-0036295 said Register's Office.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **540 Chandler Pl, Hermitage, Tennessee 37076.**

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 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 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 hand and official seal at office this 19th day of August, 2016.

Jack Holt

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Jack Holt, with whom I am personally acquainted, (or who 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 19th day of August, 2016.

NOTARY PUBLIC

My Commission Expires: 2-25-19

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027