BILL GARRETT, Davidson County
Trans:T20160081386 DEEDWARR
Recvd: 09/16/16 11:24 2 pgs
Fees:13.00 Taxes:804.75
20160916-0097612

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 217,500.00

Affiant

Subscribed and sworn to before me, this 14th day of September, 2016.

Notary Public

My commission expires: 9-20-2017

LISA S. GEOGHEGAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON 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:
Justin Green **Monica Green**	Bank of America NA	**173090A77400CO**
2674 Avery Park Drive	4500 Amon Carter Blvd	
Nashville, TN 37211	Fort Worth, TX 76155	

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,

Stephen W. Davis and Kelly L. Rubin, n/k/a Kelly L. Davis, husband and wife

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

Justin Green and Monica Green, husband and wife

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 in Davidson County, Tennessee, being all of Lot No. 657 as shown on plat of Section Two of Phase Eight, Lenox Village, of record in Instrument No. 20070413-0044640 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Stephen W. Davis and Kelly L. Rubin, both unmarried persons, as tenants in common with right of survivorship, from Regent Homes, LLC, a Tennessee Limited Liability Company, by Warranty Deed dated October 27, 2008 of record in Instrument No. 20081028-0107548, Register's Office for Davidson County, Tennessee.
Kelly L. Rubin is now known as Kelly L. Davis, married to Stephen W. Davis.

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 2674 Avery Park Drive, Nashville, TN 37211.

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 14th day of September, 2016.

Stephen W. Davis

Kelly L. Davis

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Stephen W. Davis and Kelly L. Davis, 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 14th day of September, 2016.

Notary Public

My Commission Expires: DEC 27 2017

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

D Mail to:

Vanderpool and Pearman
256 Seaboard Lane G-104
Franklin, TN 37067
(615) 771-9800