BILL GARRETT, Davidson County
Trans:T20170011999 DEEDWARR
Recvd: 02/09/17 10:40 2 pgs
Fees:13.00 Taxes:2109.00
20170209-0013647

~~PREPARED BY:~~ BANKERS TITLE & ESCROW CORP
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

Warranty Deed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $570,000.00.

Affiant

Subscribed and sworn to before me, this the 8th day of February, 2017.

Notary Public

My commission expires: 03-03-2020

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
William Timothy Lowery	NEW owner	
925 Wedgewood Avenue		105-09-0-369.00
Nashville, TN 37203		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **STACY MCCLOUD-GREEN AND DOUGLAS G. GREEN, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM TIMOTHY LOWERY, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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, Waverly Land Company's Subdivision, called Waverly Place, of record in Book 57, Page 95, Register's Office of Davidson County, Tennessee, and also known as part of Lot 1 on the unrecorded map showing the subdivision of Lot 28 prepared by Earl Drake, County Surveyor, dated June 21, 1922.

Beginning at the Southeast corner of 10th Avenue South and Grove Avenue, being the Northwest comer of Lot No. 1; thence with the Easterly margin of 10th Avenue South, Southerly 135.5 feet; thence at right angle Easterly 55 feet to the line between Lots Nos. 1 and 2 in said subdivision. Thence with said line, Northerly 135.5 feet to the Southerly margin of Grove Avenue; thence with the margin of Grove Avenue; Westerly 55 feet to the point of beginning.

Being the same property conveyed to Stacy McCloud-Green and Douglas G. Green, husband and wife by Warranty deed from Todd Tenenholz and Sharon Tenenholz, (formerly known as Sharon Guttman), husband and wife of record in Instrument No. 20121004-0091078 Register's Office for Davidson County, Tennessee, dated September 26, 2012 and recorded on October 04, 2012.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 925 Wedgewood Avenue, Nashville, TN 37203.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 8th day of February, 2017.

Stacy McCloud-Green

Douglas G. Green

STATE OF NEVADA
COUNTY OF CLARK

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Stacy McCloud-Green and Douglas G. Green, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 7th day of February, 2017.

Notary Public

My Commission Expires: 6.13.20

J. LUIS DIAZ-PINA
Notary Public State of Nevada
No. 08-7728-1
My Appt. Exp. June 13, 2020