PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20170015795 DEEDWARR
Recvd: 02/22/17 15:18 2 pgs
Fees:13.00 Taxes:2257.00
20170222-0017951

W & I Ref: (DM) Title No.: 58784
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Tyler V. Greer Anna F. Greer 105 Lauderdale Road Nashville, TN 37205	NEW OWNER

TAX MAP PARCEL NUMBERS: 10312021300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$610,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kenneth B. Lock and Susan K. Sharpe, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Anna F. Greer and Tyler V. Greer, wife and husband,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 7 of Block "j" on the Map of Cherokee Park, Third Section, as of record in Book 843, pages 2 and 3, Register's Office for said County to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 7 fronts 60 feet on the westerly side of Lauderdale Road and runs back 154.28 feet on the northerly line and 152.57 feet on the southerly line to a dead line and measures 58 feet thereon.

Being the same property conveyed to Kenneth B. Lock and Susan K. Sharpe, husband and wife by Warranty Deed from Ernie Reynolds, Emily Reynolds and Ellen Reynolds, as devisees and Ernie Reynolds, as Executor under the Last Will and Testament of Clarence E. Reynolds, Jr., dated July 7, 2015 and recorded on July 9, 2015 of record in Instrument No. 20150709-0066867, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, with Owner's Certificate, of record in Book 843, pages 2 and 3, said Register's Office, which Plan shows a 40, foot minimum building setback line from Lauderdale Road.

This is improved property, known as 105 Lauderdale Road, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 21st day of February, 2017.

Kenneth B. Lock

Susan K. Sharpe

State of Tennessee

County of Davidson

On this 21st day of February, 2017, before me the undersigned authority, personally appeared Kenneth B. Lock and Susan K. Sharpe, to me known (or proved to me on the basis of satisfactory evidence) to be the person (s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $610,000.00.

Affiant

Sworn and subscribed before me this 21st day of February, 2017.

Notary

My Commission Expires:

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 7, 2020