BILL GARRETT, Davidson County
Trans:T20170016060 DEEDWARR
Recvd: 02/23/17 12:00 2 pgs
Fees:13.00 Taxes:617.90
20170223-0018233

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M175972

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $167,000.00

Affiant

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

Subscribed and sworn to before me, this the 22nd day of February, 2017.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Scott Puckett 3135 SouthPoint Dr Clarksville TN 37043	NEW OWNER	149-03-0-023.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Lois Greene a married woman,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Scott Puckett,** 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 Lot No. 408 on the Plan of Edge-O-Lake Estates, Section Six of record in Plat Book 3700, Pages 15 and 16, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point on the Northerly margin of Sleepy Hollow Drive at the common dividing line of lots 408 and 409; thence Northwardly 113.16 feet to a point; thence Eastwardly 113.54 feet to a point in the Westerly margin of Rychen Drive; thence Southwardly along said margin 85 feet to a concrete monument at the beginning of a curve; thence around said curve, Southwestwardly 30.27 feet to a concrete monument in the Northerly margin of Sleepy Hollow Drive; thence Westwardly along said margin 80.54 feet to the beginning.

Being the same property conveyed to Lois Greene, a married woman by Warranty Deed from Jamal N. Fatah and wife, Piroz S. Ibrahim, recorded on the 6th day of October, 2015 in Instrument No. 20151006-0101703, in the Register's Office of Davidson County, Tennessee.

Charles Greene executes this instrument for the purpose of conveying and/all interest he may have in subject property by virtue of his marriage to Lois Greene.

This is ☐ Improved OR ☐ Unimproved property located at: 2502 Sleepy Hollow Drive, Nashville, TN 37217

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of February, 2017.

Lois Greene

Charles Greene

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Lois Greene and Charles Greene**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21st day of February, 2017.

AMANDA VAUGHN
State of Tennessee
Notary Public
DAVIDSON COUNTY

Notary Public
My Commission expires:
5/5/2020