BILL GARRETT, Davidson County
Trans:T20170018326 DEEDWARR
Recvd: 03/02/17 15:23 2 pgs
Fees:13.00 Taxes:1739.00
20170302-0020964

Prepared by:
Realty Title & Escrow Company, Inc.
2204-A Madison Street
Clarksville, TN 37043

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $470,000.00.

Affiant

Subscribed and sworn to before me,
this 28th day of February, 2017.

Carmen Coats
Notary Public
My commission expires:

14-1701-147724

Address of New Owner:	Send Tax Bills to:	Tax Information:
Tiffany M. Feltman 2708 Greenside Pl Nashville TN 37206	GUARANTEED RATE, INC 109 RANDPL STE 1 FRANKLIN, TN 37067	083-04-0-A-002.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Stephanie McRae, now known as Stephanie Greenfield and Zachary Greenfield, wife and husband,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Tiffany M. Feltman, and unmarried woman, and Nathan J. Meals, an unmarried man, as tenants in common with right of survivorship,** hereinafter called the Grantees, their successors 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. 2, on the Plan of First Amendment, Greenside Park, of record in Instrument No. 20120507-0039371, which revised instrument No. 20120418-0033247, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Stephanie McRae, an unmarried woman, and Zachary Greenfield, an unmarried man by deed from Woodland Street Partners, LLC, a Tennessee Limited Liability Company, dated July 23, 2014, recorded July 24, 2014, of record in Instrument No. 20140724-0065807, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2708 Greenside Pl, Nashville, TN 37206.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

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 this 28th day of February, 2017.

Stephanie McRae, now known as Stephanie Greenfield

Zachary Greenfield

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Stephanie Greenfield and Zachary Greenfield**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Clarksville, TN, this 28th day of February, 2017.

State of Tennessee at Large

My Commission expires:
9-21-19

SHARON S. BOOTH
NOTARY PUBLIC AT LARGE
MONTGOMERY CO. TENN.