WARRANTY DEED



STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF May, 2017.

Notary Public

MY COMMISSION EXPIRES: 3-8-2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Sharon Garr	Sharon Garr	06408006600
(NAME)	(NAME)	
4308 Saundersville Ferry Rd.	1716 Wrencrest Dr.	
(ADDRESS)	(ADDRESS)	
Old Hickory TN 37138	Mt Juliet TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 05/02/17 15:48 3 pgs
Fees:18.00 Taxes:492.10
20170502-0043270

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT Joseph Wesley Greathouse, married, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sharon Garr and Don Garr, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A CERTAIN PARCEL OR TRACT, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LOT NO. 503 ON THE PLAN OF SHERWOOD FOREST, SECTION 6, AS OF RECORD IN PLAT BOOK 4955, PAGE 115, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JOSEPH WESLEY GREATHOUSE, A MARRIED MAN, BY SPECIAL WARRANTY DEED FROM WM SPECIALTY MORTGAGE, LLC, DATED SEPTEMBER 3, 2008, OF RECORD IN INSTRUMENT NO. 20080903-0090362, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IMPROVED PROPERTY KNOWN AS 4308 SAUNDERSVILLE FERRY RD., OLD HICKORY, TENNESSEE 37138.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is:						
Improved	property, known as	4308 Saundersville Ferry Rd.	Old Hickory	TN	37138	
		(House Number) (Street)	(P.O. Address)	(City or Town)		(Postal Zip)

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. 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 our hands 04/28/17.

Joseph Wesley Greathouse

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Joseph Wesley Greathouse with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 04/28/17.

Notary Public

My Commission Expires: _____

JOHN A. BELL JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT 10, 2019

True Copy Certification

I, Dellana Lowhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lowhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19

(SEAL)

S THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON