THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 161210279**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: ~~$230,000.00~~ $239,900.00 Affiant Subscribed and sworn to before me, this 27th day of April, 2017. Notary Public My Commission Expires: 9/19/19

Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County

Davidson County DEEDWARR
Recvd: 05/03/17 14:28 3 pgs
Fees:18.00 Taxes:887.63
20170503-0043824

WARRANTY DEED

Address New Owner: Jennica Ra Greffe 1932 Welsenboro Circle Hermitage TN 37076	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 086-08-0-078.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bridget J. Faloon n/k/a Bridget J. Lane, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jennica R. Greffe, an unmarried woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 381, on the Plan of Phase I, Camden Woods, of record in Book 6900, pages 697 and 698, Register's Office for said County. Said Lot No. 381 fronts 77.73 feet on the southerly margin of Welsenboro Circle and extends back 83.94 feet on the easterly line and 110.23 feet on the westerly line to a broken line in the rear measuring 70.53 feet theron.

Being the same property conveyed to MICHAEL S. LANE and BRIDGET J. FALOON, husband and wife, by deed from CAROLYN A. POPE, of record in Instrument No. 20100804-0061286, dated July 28, 2010, said Register's Office.

Michael S. Lane having since died on April 20, 2017. His interest in said property having transferred automatically to Bridget J. Faloon n/k/a Bridget J. Lane upon his death.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 086-08-0-078.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 6900, pages 697 and 698, said Register's Office.
Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7620, page 561, Book 7657, page 580, Book 7675, page 926, Instrument No. 20080924-0096976, Instrument No. 20120904-0079787, Instrument No. 20120904-0079788 and Instrument No. 20140707-0059383, said Register's Office.

Matters shown on the Plan of record in Plat Book 6900, pages 697 and 698, said Register's Office.
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instrument of record in Book 7620, page 561, Book 7657, page 580, Book 7675, page 926, Instrument No. 20080924-0096976, Instrument No. 20120904-0079787, Instrument No. 20120904-0079788 and Instrument No. 20140707-0059383, said Register's Office.

This is improved property located at 1932 Welsenboro Circle Hermitage TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 27th day of April, 2017.

Bridget J. Faloon n/k/a Bridget J. Lane
Bridget J Faloon n/k/a Bridget J. Lane
By: Brenton Blackwelder Attorney - IN - Fact
BY: Brenton Blackwelder, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brenton Blackwelder, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Bridget J. Faloon n/k/a Bridget J. Lane, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 27th day of April, 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

TRUE COPY CERTIFICATION

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

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Jill Simmons, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: September 4, 2019
Notary Seal (if on paper)

