BILL GARRETT, Davidson County
Trans:T20170050032 DEEDWARR
Recvd: 06/12/17 14:40 2 pgs
Fees:13.00 Taxes:610.50

20170612-0058784

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $165,000.00

Shannon Mills
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 10TH DAY OF MAY, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES 6-30-2019

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste 190, Brentwood, TN 37027
file # 17-3444N

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO<br>If left blank please use the address of the new owner | MAP-PARCEL |
|---|---|---|
| Ricky A. Greer | SAME | 060-09-0-015.00 |
| 2727 Old Matthews Rd | | |
| Nashville, TN 37207-3810 | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Taswana Taswana
~~TASWANA~~ S. WILSON FKA ~~TASWANA~~ S. JONES, A MARRIED WOMAN

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RICKY A. GREER, ~~A SINGLE MAN~~ A Married man

HEREINAFTER CALLED THE GRANTEE(S), 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. 20 on the Plan of Matthews Square of record in Plat Book 6250, Page 337, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Taswana S. Jones by Special Warranty deed from Nashville Area Habitat for Humanity, Inc., a Tennessee nonprofit corporation of record in Instrument No. 20010822-0090883 Register's Office for Davidson County, Tennessee, dated July 26, 2000 and recorded on August 22, 2001. (Value of consideration shown in aforementioned deed $69,500.00.) Being also known as 2727 Old Matthews Rd Nashville, Tennessee 372073810.
Property address being provided for informational purpose only.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by the Commitment.
2. Rights of claims and parties in possession not shown by the public records.
3. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
4. Taxes or special assessments which are not shown as existing liens by the public records.
5. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
6. Easements or claims of easements not shown by the Public Records.
7. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.
8. Taxes for the year 2016, a lien due and payable, and now delinquent.
9. Taxes for the year 2017, a lien not yet due and payable.
10. Subject to all matters shown on the Plan of record in Plat Book 6250, Page 337, Register's Office for Davidson County, Tennessee.

This is property known as 2727 Old Matthews Rd, Nashville, TN 37207-3810

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to

convey it and the same in 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 my hand on the 10th day of May, 2017.

Taswana S. Wilson Timothy L. Wilson

Taswana S. Wilson Timothy L. Wilson

**STATE OF TENNESSEE**

**COUNTY OF DAVIDSON**

Personally appeared before me, a Notary Public of said County and State, Taswana S. JONES NKA [redacted] and Timothy L. Wilson the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 10th day of May, 2017.

Laurie Damewood
Notary Public

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 3/10/21

File #: 17-34443

**RECORD & RETURN TO:**

**COMPASS LAND TITLE, LLC**

**278 Franklin Road, Ste. 190**

**Brentwood, TN 37027**