Bill Garrett Davidson County
Batch# 639 DEEDWARR
09/13/2017 03:23:30 PM 3 pgs
Fees: $18.00 Taxes: $788.10
20170913-0093731

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN179368

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $213,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of September, 2017. NOTARY PUBLIC My commission expires: 1-8-19

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erik Mitchell Falkenberg 5709 Brentwood Meadows Cir. Brentwood, TN 37027	New Owner	161 13 0 003.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Thirteen Thousand and 00/100 Dollars ($213,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ASHLEY TUCKER GREEN, UNMARRIED,** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ERIK MITCHELL FALKENBERG. AN UNMARRIED MAN,** hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 28-A, Brentwood Meadows, Section Two, Zone Lot Division, Lot 28, as shown on plat of record in Plat Book 5200, page 782, amended in Book 6250, page 672, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Ashley Tucker, an unmarried woman, by Warranty Deed from Amy C. Jones, unmarried, dated 10/14/2005, recorded 10/19/2005, of record in Instrument #20051019-0126152, in the Register's Office for Davidson County, Tennessee.

The said Ashley Tucker being now known as Ashley Tucker Green.

The address of the herein described property is believed to be 5709 Brentwood Meadows, Brentwood, TN 37027, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 12th day of September, 2017.

Ashley Tucker Green
ASHLEY TUCKER GREEN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Ashley Tucker Green, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 12th day of September, 2017.

Notary Public

Barton Smith
Printed Notary Name

My commission expires: 1-8-19

BENTON SMITH
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

201709130093731

True Copy Certification

I, Lavinia Tribble, 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 Williamson

Personally appeared before me, Joseph White, a notary public for this county and state, Lavinia Tribble 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: 5-15-2021

{Notary Seal}



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