Bill Garrett Davidson County
Batch# 6514 DEEDWARR
10/02/2017 02:41:57 PM 3 pgs
Fees: $18.00 Taxes: $1,098.90
20171002-0100735

THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
10200 Ramsey Way
Dickson, TN 37055
LER 43555

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED NINETY SEVEN THOUSAND AND 00/100 ($297,000.00) DOLLARS, cash in hand paid by DAVID WESTOVER and KRISTINA MARI WESTOVER, husband and wife, receipt of which is hereby acknowledged, we, ERIC GREER and wife, DANA GREER, have bargained and sold, and by these presents transfer and convey unto the said DAVID WESTOVER and KRISTINA MARI WESTOVER, husband and wife, their heirs and assigns, a certain tract or parcel of land as follows:

Land in Davidson County, Tennessee, being Lot No. 283 on the Plan of Phase One Boone Trace at Biltmore, of record in Plat Book 7900, Page 667, in the Register's Office of Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Eric Greer, unmarried by deed from Dennis E. Murphy, unmarried dated July 21, 2008 and of record in Instrument Number 20080728-0077160, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters as shown on plat of record in Plat Book 6900, Page 470 and Plat Book 7900, Page 667, in the Register's Office of Davidson County, including a portion of subject property lying within a 100 year flood plain.

This conveyance is subject to right-of-way of Settlers Way.

This conveyance is subject to an Easement and Right of Entry to First Hotel Investment Corp of record in Book 9665, Page 420, in the Register's Office of Davidson County.

This conveyance is subject to a Public Utility Easement to Harpeth Valley Utilities District of record in Instrument No. 20150826-0086305, in the Register's Office of Davidson County.

This conveyance is subject to Restrictive Covenants of Biltmore Development Proposed Boone Farm at Biltmore of record in Book 7265, Page 657, in the Register's Office of Davidson County.

This conveyance is subject to Declarations of Covenants, Conditions & Restrictions for Boone Trace of record in Instrument No. 20010717-0075902, in the Register's Office of Davidson County.

This conveyance is subject to HOA Charter of record in Book 9607, Page 534, in the Register's Office of Davidson County.

This conveyance is subject to HOA for common area of record in Instrument No. 20111190-126831, in the Register's Office of Davidson County.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said DAVID WESTOVER and KRISTINA MARI WESTOVER, husband and wife, their heirs and assigns, forever. And we do covenant with the said DAVID WESTOVER and KRISTINA MARI WESTOVER, husband and wife, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered except for 2017 Davidson County property taxes which have been prorated and will be paid. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said DAVID WESTOVER and KRISTINA MARI WESTOVER, husband and wife, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS, on this 28th day of September, 2017.

E. J. G.
ERIC GREER

Dana Greer
DANA GREER

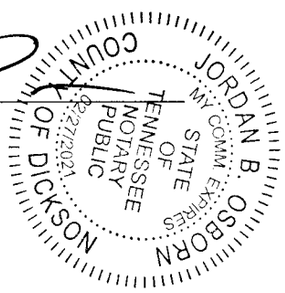
STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, ERIC GREER and wife, DANA GREER, with whom I am personally acquainted or who were proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 28 day of September, 2017.

J. 30
NOTARY PUBLIC

My Commission Expires: _____



AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $297,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

E. J. O.
AFFIANT

Sworn to and subscribed to before me this 28 day of September, 2017.

J. 3O
NOTARY PUBLIC

JORDAN B. OSBORN
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMM. EXPIRES: 02/27/2021
COUNTY OF DICKSON

My Commission Expires: _____

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Tax Map/Parcel No.: 126 15 0A 071.00

ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
Mr. and Mrs. DAVID WESTOVER
USAA FSB
10750 McDermott FRWY
San Antonio, TX. 78288