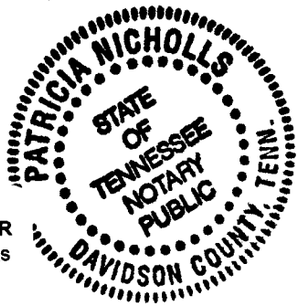
WARRANTY DEED

File #17469



Bill Garrett Davidson County
Batch# 8496 DEEDWARR
10/04/2017 11:59:19 AM 2 pgs
Fees: $13.00 Taxes: $980.13



20171004-0101862

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $264,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF OCTOBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 5/5/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Willie L. Jude II	Guaranty Trust Co.	058090A17900CO
(NAME)	(NAME)	
2505 Jordan Ridge Dr.	316 Robert Rose Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Shirley Y Green, an unmarried woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Willie L. Jude II and Joi N. Jude husband and wife,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 171, on the Plan of Jordan Ridge at Eaton's Creek, Phase 6 formerly Creekside Trails of record in Instrument No. 20061121-0144757, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Shirley Y. Green, unmarried by Special Warranty Deed from NVR, Inc. a Virginia Corporation T/A Fox Ridge Homes dated July 16th 2007 and recorded July 18th 2007 of record in Instrument No. 20070718-0085461, Register's Office for Davidson County, Tennessee.

Shirley Y. Green and Shirley Green is the same person.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

unimproved ☐
This is improved ☒ property, known as 2505 Jordan Ridge Dr., Nashville, TN 37218

(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 my hand this 2nd day of October, 2017.

Shirley Y. Green By: Ronnie Darryl Yates, Attorney-in-fact

Shirley Y. Green

By: Ronnie Darryl Yates, her attorney in fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 2nd day of October, 2017, before me personally appeared Ronnie Darryl Yates, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Shirley Y. Green pursuant to a Durable Power of Attorney dated 05/05/2017 and filed of record in Instrument No. 20170918-0095141, in the Register's for Davidson County, Tennessee, and further acknowledged that he executed the same as the free act and deed of Shirley Green, as her attorney in fact.

Witness my hand and official seal this 2nd day of October, 2017.

GREGORY ALAN TER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 6, 2017

Notary Public

My Commission Expires:

RETURN RECORDED DOCUMENTS TO:

Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212