Bill Garrett Davidson County
Batch# 19172 DEEDWARR
10/30/2017 09:24:08 AM 2 pgs
Fees: $13.00 Taxes: $1,054.50
20171030-0110718

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $285,000.00.

Affiant

Subscribed and sworn before me this the 26 day of October, 2017.

Notary Public
My commission expires: 10-30-2019

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Tyler Stonewall Pinson 401 Annex Avenue Nashville, TN 37209	SAME	103-03-0 182.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JOHN DEVINE GREEN, IV AND AMY JO GREEN, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to TYLER STONEWALL PINSON, A SINGLE MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1193 on the Plan of Charlotte Park, Section 21 of record in Plat Book 3700, Page 10, 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 John Devine Green, IV and his wife, Amy Jo Green, by deed from Dennis R. Sexton, unmarried, dated 07/31/2007, of record in Instrument No. 20070806-0093389, as corrected in Instrument No. 20080303-0020790, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 401 Annex Avenue, Nashville, TN 37209.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 16th day of October, 2017.

John Devine Green, IV

Amy Jo Green

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John Devine Green, IV and Amy Jo Green, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of October, 2017.

My commission expires: 9-10-2018

Notary Public

