Bill Garrett Davidson County
Batch# 27517 DEEDWARR
11/17/2017 04:02:30 PM 3 pgs
Fees: $18.00 Taxes: $555.00
20171117-0118523

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $150,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 16TH DAY OF NOVEMBER 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES 12.03.19

STATE OF TENNESSEE NOTARY PUBLIC THOMPSON COUNTY OF ROBERTSON

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 17-3973B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank, please use the address of the new owner	MAP-PARCEL
Derek T. Greene and Gail M. Greene	SWBC Mortgage Corp.	061-08-0-048.00
4109 Brush Hill Road	9311 San Pedro, #100	
Nashville, TN 37216	San Antonio, TX 78216	

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,

JOE MARINA, A MARRIED MAN

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

DEREK T. GREENE AND GAIL M. GREENE, HUSBAND AND WIFE, JOINT TENNANTS

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. 3, Block 2 on the Plan of A. J. McGaughey's Second Haysboro Subdivision of record in Plat Book 547, Page 43, 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 Dominic F. O'Grady and Mildred Leona O'Grady, in joint tenancy with right of survivorship by Quitclaim deed from Joe R. Marina of record in Book 8084, page 269, Register's Office for Davidson County, Tennessee, dated January 06, 1990 and recorded on April 09, 1990. Dominic F. O'Grady, Jr. died on February 17, 1990 leaving Mildred Leona O'Grady as the surviving joint tenant. Mildred Loeona O'Grady, having died on August 17, 1994, her interest in said property being vested in Joe Marina, her surviving heir at law.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

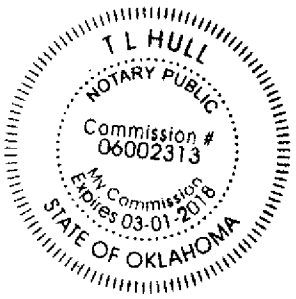
ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 4109 Brush Hill Road, Nashville, TN 37216

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 16th day of November 2017.

Joe Marina



STATE OF Oklahoma

COUNTY OF Tulsa

Personally, appeared before me, a Notary Public of said County and State, JOE MARINA, 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 16th day of November 2017.

Notary Public

My Commission Expires: 03-01-2018

File #: 17-3973B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

