THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Bill Garrett Davidson County
Batch# 28151 DEEDWARR
11/20/2017 12:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20171120-0118859

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Celeste Greene 4615 Medora Avenue Nashville, Tennessee 37216	new owner	061-08-0-139.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **SHERYL LYNN WEITZEL**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **CELESTE GREENE, AN UNMARRIED PERSON AND JOSEPH GREENE, A MARRIED PERSON**, hereinafter called the Grantee, her heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Being Lot No.5 on the Plan of Mrs. A. J. McGaughey's Subdivision of Tract Number 2. Second Haysboro Subdivision, as of record in Book 843. Page 71, Register's Office for Davidson County. Tennessee. described as follows:

Said Lot No.5 fronts 100 feet on the westerly side of Medora Street and runs back between parallel lines 300 feet to a dead line.

Being the same property conveyed to William Glenn Weitzel and Sheryl Lynn Weitzel, as husband and wife, by Deed from Shaun Donovan, The Secretary of Housing and Urban Development of Washington, D.C., of record in Instrument No. 20120301-0017881, recorded on 3/1/2012, Register's Office for Davidson County, Tennessee; further being the same property conveyed to Sheryl Lynn Weitzel, by Quitclaim Deed from William Glenn Weitzel and Sheryl Lynn Weitzel, of record in Instrument No. 20161227-0135258, recorded on 12/27/2016, Register's Office for Davidson County, Tennessee.

This property is commonly known as **4615 Medora Avenue, Nashville, TN 37216**.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 13 day of **November, 2017**:

Sheryl Lynn Weitzel

Sheryl Lynn Weitzel

STATE OF Minnesota

COUNTY OF Washington

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **SHERYL LYNN WEITZEL**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 13 day of November, 2017.

TATIANA MORAYMA BERROCAL
NOTARY PUBLIC - MINNESOTA
MY COMMISSION EXPIRES 01/31/2023

Notary Public

My Commission Expires: 01-31-2023

STATE OF TENNESSEE

COUNTY OF ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $325,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 17th DAY OF NOVEMBER, 2017:

MELISSA D. HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019

Notary Public

My Commission Expires: 03/10/2019

True Copy Certification

I, Paul F. Soper, 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 DAVIDSON

Personally appeared before me, Tricia Ball, a notary public for this county and state, Paul F. Soper 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: 9/7/21
Notary' Seal (if on paper)

