**THIS INSTRUMENT PREPARED BY:**

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M177146

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $266,900.00

Affiant

Subscribed and sworn to before me, this the 14th day of December, 2017.

Notary Public
My Commission Expires: 8.17.18

RENNA ANN WALTERS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Bill Garrett Davidson County
Batch# 37403 **DEEDWARR**
12/15/2017 01:18:01 PM 2 pgs
Fees: $13.00 Taxes: $987.53

20171215-0128055

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Amy L. Greer<br>95 Antioch Pike<br>Nashville, TN 37211 | New Owner | 133-4-13.00 |

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Bianca R. Davis N/K/A Bianca Jones, unmarried**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Amy L. Greer, an unmarried woman**, hereinafter called the Grantees, 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 all of Lot No. 229 on the Plan of Glencoe Acres, Section II, as the same appears on survey and plat of record in Book 1835, page 136, of the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Bianca R. Davis by Quitclaim Deed from Michael C. Davis, dated January 19, 2010, recorded August 27, 2010, of record in Instrument No. 20100827-0068023, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to Michael C. Davis and wife, Bianca R. Davis by Warranty Deed from Robert E. Cunningham and wife, Doris E. Cunningham, dated June 23, 2004, recorded June 30, 2004, of record in Instrument No. 20040630-0077591, said Register's Office.

This is improved property located at: 95 Antioch Pike, Nashville, TN 37211

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. The 2017 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) 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 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF,** Grantor has executed this instrument on this 14th day of December, 2017.

**Bianca R. Davis, N/K/A Bianca Jones**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Bianca R. Davis N/K/A Bianca Jones**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14th day of December, 2017.

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

Notary Public
My Commission expires: 3/8/2021

Return to:
MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206