ADDRESS NEW OWNER AS:
Jose Amaro
2779 Greer Road
Goodlettsville, TN 37072

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
Springfield, Tennessee

SEND TAX BILLS TO:
(new owner)

Bill Garrett Davidson County
Batch# 45116 DEEDWARR
01/05/2018 04:02:30 PM 4 pgs
Fees: $23.00 Taxes: $826.95
20180105-0001946

Map 011 – 00 - 0
Parcel 012.00 (part-of) and 010.00

THIS DEED OF CONVEYANCE, executed and delivered by **BILLY GREER**, married, hereinafter called the Grantor, to **JOSE AMARO**, and wife **MARIANELLA CREAZZOLA**, hereinafter called the Grantees;

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and does by these presents hereby sell, transfer and convey unto the said Grantees, survivor and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

BEGINNING at an existing fence corner post in the northerly right-of-way of Greer Road at the Southwest corner of the herein-described tract. Said point being the Southeast corner of the Daniel Pursley etux property of record in D.B. 200121128-0109393, R.O.D.C., TN. (Parcel 11). Thence, from said POINT OF BEGINNING, leaving the right-of-way of Greer Road, along the easterly and northeasterly line of Pursley and generally along and old fence, N 03°36'28" E - 583.97' to a 18" tree in the fence; Thence N 05°32'39" W - 131.63' to a point; Thence N 17°13'16" W - 75.00' to a point; Thence N 30°28'22" W - 78.89' to a point; Thence N 50°34'00" W - 105.80' to a point; Thence N 57°53'16" W - 478.00' to an 18" Walnut tree at a fence corner, being the westernmost Northwest corner of the herein-described tract and a corner to Tract 1 of this same survey. Thence leaving the line of Pursley, with the line of Tract 1, and with a new line severing the Billy Greer property, of which this is a part, N 22°52'11" E - 24.26' to an existing steel fence post; Thence S 57°28'12" E - 781.03' to an iron pin set; Thence S 31°32'48" E - 460.45' to an iron pin set; Thence S 13°22'16" E - 160.60' to an iron pin set in the northerly right-of-way of Greer Road at the Southeast corner of the herein-described tract and the Southwest corner of Tract1. Thence, along the right-of-way of Greer Road, 20 feet from the center, along a curve left having a radius of 370.00', a chord bearing of S 86°28'05" W, a chord length of 75.67' and an arc length along said curve of 75.80' to a point; Thence continuing with the right-of-way of Greer Road, S 60°35'57" W - 403.84' to the POINT OF BEGINNING, containing 5.03 acres, more or less.

Being part of that property conveyed to Billy Greer, married, by deeds from Billy Greer and Cynthia Greer, Successor Co-Trustees under the 2006 Greer Family Revocable Living Trust, Dated September 11, 2006, of record in Instrument # 20161031-0115113 and in Instrument #_____, both in the Register's Office for Davidson County, Tennessee.

The property conveyed herein is not the Grantor's marital residence.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantees, survivor and assigns.

The Grantor further covenants with the Grantees, survivor and assigns, that he has a good and perfect right to convey same, and that said property is unencumbered, except as otherwise set forth herein.

The Grantor further covenants with the Grantees that he will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

Taxes are to be prorated and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantor has hereunto set his signature on the date indicated in the notary acknowledgement below.

BILLY GREER

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Billy Greer** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 2nd day of January, 2018.

My Commission Expires:_____ NOTARY PUBLIC

GARY L. DILLIHA
STATE OF TENNESSEE NOTARY PUBLIC
EXP 5-18-2021
ROBERTSON COUNTY

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STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$223,500.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and SWORN to before me this the 2nd day of January, 2018.

My Commission Expires:_____ NOTARY PUBLIC/Register

GARY L. DILLIHA
STATE OF TENNESSEE NOTARY PUBLIC
EXP 5-18-2021
ROBERTSON COUNTY

Certificate of Authenticity

I, Gary L. Dilliha, 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 ROBERTSON

Personally appeared before me, Rhonda Dunn, a notary public for this county and state, Gary L. Dilliha who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

RHONDA DUNN STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

My Commission Expires: October 26, 2020.

Notary's Seal (If on paper)