Bill Garrett Davidson County
Batch# 67906 DEEDWARR
03/12/2018 03:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,065.60
20180312-0023276

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $288,000.00

Affiant

Subscribed and sworn to before me, this 9TH DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: 9-15-20

(AFFIX SEAL)

JANICE SHEPHERD
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Teddilynn Greene, a married woman	New Owner (NAME)	015-00-0-197.00
7614 Whites Creek Pike (ADDRESS)	(ADDRESS)	
Joelton, TN 37080 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Marvin T. Lewis and wife, Kaye P. Lewis, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Teddilynn Greene, a married woman, hereinafter called the Grantees, their heirs and assigns, that 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. 1 ON THE PLAN OF PERRY-JOHNSTON TWO-LOT SUBDIVISION, OF RECORD IN PLAT BOOK 6200, PAGE 888, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND TO WHICH PLAT REFERENCE IS HERE MADE FOR A COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO MARVIN T. LEWIS AND WIFE, KAYE P. LEWIS BY WARRANTY DEED FROM HAROLD GLENN PERRY AND WIFE, MARY PERRY, OF RECORD IN BOOK 8085, PAGE 916, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 7614 Whites Creek Pike, Joelton, TN 37080
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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/our hand(s) this 9th day of March, 2018.

WARRANTY DEED
(Continued)

Marvin T. Lewis

Kaye P. Lewis

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Marvin T. Lewis and wife, Kaye P. Lewis, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of March, 2018.

Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

True Copy Certification

I, Brandon Lippman, 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 Sumner

Personally appeared before me, Janice Shepherd [Name of Notary], a notary public for this county and state, Brandon Lippman [Name of person making certification] 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: 9-15-20

{Notary' Seal}

JANICE SHEPHERD
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY