WARRANTY DEED

Bill Garrett Davidson County
Batch# 69190 **DEEDWARR**
03/15/2018 10:13:56 AM 2 pgs
Fees: $13.00 Taxes: $617.90

20180315-0024372

STATE OF MICHIGAN
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,000.00

Jason M. Greer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of March, 2018

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) KARA L. BRAUNSCHEIDEL
Notary Public, State of Michigan
County of Livingston
My Commission Expires 07-25-2019
Acting in the County of Livingston

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Brianne Leidy	SWBC Mortgage	052-13-0B-225.00-CO
(NAME)	(NAME)	
2550 Sonar Street	9311 Pedro Ave, Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20180485

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, Jason M. Greer, unmarried, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Brianne N. Leidy, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot 32, on the Condominium Plat of River Glen, Planned Unit Development, Phase 5, Section 1, as shown by plat of record in Instrument 20011207-0135344, in the Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Jason M. Greer by Warranty Deed from Misty D. Cooper, unmarried, dated March 7, 2008 and filed of record in Instrument 20080312-0024813, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to the provisions of the Tennessee Horizontal Property Act: as set out in Section 66-27-101 et seq. Of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of of River Glenn and By-Laws of record in , of record in Book 7566, page 571, amended in Instrument 20030425-0055851, Instrument 20030425-0055853, Instrument 20030506-0060411, Instrument 20030506-0060413, Instrument 20030508-0061769, Instrument 20030515-0066784, Instrument 20030522-0069839, Instrument 20030701-0090670, Instrument 20040915-0111299, and Instrument No. 20040915-0111301, Register's Office for said County. Stormwater Detention Agreement of record in Instrument 20010816-0088874, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 2550 Sonar Street, Nashville, TN 37214
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 13th day of March, 2018

Jason M. Greer

STATE OF Michigan)
County OF ~~Oakland~~ Livingston

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jason M. Greer, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th of March, 2018.

Notary Public
My Commission Expires:

AMY C. BRAUNSCHEIDEL
Notary Public, State of Michigan
County of Livingston
My Commission Expires 07-25-2019
Acting In the County of Livingston