WARRANTY DEED

Bill Garrett Davidson County
Batch# 70786 **DEEDWARR**
03/19/2018 01:04:42 PM 2 pgs
Fees: $13.00 Taxes: $1,406.00

20180319-0025707

G-VRES-18-319

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00.

Affiant

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sean M. Bickford and James A. Curl, Jr.	**Community Mortgage LLC**	
(NAME) **319 Hancock St.**	(NAME) **19045 E Valley View Parkway Ste F**	**082-07-0-181.00**
(ADDRESS) **Nashville, TN 37207**	(ADDRESS) **Independence, MO 64055**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SETH GREER AND WIFE, WHITNEY GREER ,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SEAN M. BICKFORD, A SINGLE PERSON JAMES A. CURL, JR., A SINGLE PERSON, AS TENANTS IN COMMON WITH THE RIGHTS OF SURVIVORSHP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 41 on the Map of East Nashville Real Estate Company's Plan of Lots of record in Plat Book 57, Page 11, in the Register's Office for Davidson County, Tennessee. Said Lot fronts 60 feet on the north side of Hancock Street and runs back between parallel lines along the westerly margin of McFerrin Street, 176 feet to an alley. Included in the above conveyance is a tract of land 176 x 25 feet, which runs alongside and is adjacent to the east side of the above described property. The 176 x 25 feet tract was formerly an alley, and was closed by City Ordinance No. 62-678, and which is of record in Minute Book 15, page 40, City Clerk of Nashville, TN.

Being the same property conveyed to Seth Greer and wife, Whitney Greer by Quitclaim Deed froom Claudia Godfrey, married of record in Instrument No. 20150107-0001756, Register's Office for Davidson County, Tennessee, dated December 30, 2014 and recorded on January 7, 2015. Being the same property conveyed to Seth Greer, unmarried and Claudia Godfrey, married by Special Warranty deed from Federal Home Loan Mortgage Corporation of record in Instrument No. 20120305-0018999 Register's Office for Davidson County, Tennessee, dated January 7, 2012 and recorded on March 5, 2012.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 11, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **319 Hancock St., Nashville, Tennessee 37207**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 16th DAY OF MARCH, 2018.

Seth Greer by Whitney Greer, Attorney in fact
Seth Greer by Whitney Greer,
Attorney in Fact

Whitney Greer
Whitney Greer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Whitney Greer, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SETH GREER, and who acknowledged she executed the same as the free act and deed of the said SETH GREER.

Witness my hand and official seal, this the 16th of March, 2018.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WHITNEY 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 she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of March, 2018.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212