WARRANTY DEED

Bill Garrett Davidson County
Batch# 70805 DEEDWARR
03/19/2018 01:33:23 PM 2 pgs
Fees: $13.00 Taxes: $240.50

20180319-0025734

A-CW-18-1532

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 10-7-19 (AFFIX SEAL)

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Green Hills Construction, LLC	**New Owner**	
(NAME) **496 C Pee Dee Branch Road**	(NAME)	**72-16-1D-2.00CO**
(ADDRESS) **Cottontown, TN 37048**	(ADDRESS)	
(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, **CHRIS WRIGHT, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GREEN HILLS CONSTRUCTION, LLC,** 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 Unit 2 of Porter and Harwood Residences, and described in a Declaration of Covenants, Conditions and Restrictions in Instrument No. 20180221-0016410, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "C" to said Declaration and By-Laws appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Chris Wright by Warranty Deed from Cynthia Johnson-Oliver, Joycelyn Johnson, Sylvia Johnson, Dwayne Johnson and Estate of Cleotis Johnson Jones, recorded February 21, 2018 in Instrument No. 20180221-0016234 and further being part of the same property conveyed to Cleotis L. Jones (F/K/A Cleotis L. Johnson) by Quitclaim Deed from Cleotis L. Johnson (AKA Cleotis L. Sapp Johnson), recorded February 27, 2012 in Instrument No. 20120227-0016743, Register's Office for Davidson County, Tennessee. The said Cleotis L. Jones having since died intestate on September 26, 2017 and whose probate estate is being administered in the Probate Court for Davidson County, Tennessee, under Docket No. 17P-2081. See also Affidavit of Heirship recorded February 21, 2018 in Instrument No. 20180221-0016233, vesting the property in the heirs of Cleotis L. Jones, namely Joyceyln Johnson, Dwayne Johnson, Sylvia Johnson and Cynthia Johnson-Oliver.

This conveyance is subject to:
- Taxes for the 2018 and subsquent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1130, Page 44, Register's Office for Davidson County, Tennessee.
- Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Book 1163, Page 389.
- Declaration of Porter and Harwood Residences of record in Instrument No. 20180221-0016410, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **1532 Harwood Drive, Nashville, Tennessee 37206**.

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 16 DAY OF MARCH, 2018.

Chris Wright

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRIS WRIGHT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: 1/3/22
(SEAL)



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