WARRANTY DEED

Bill Garrett Davidson County
Batch# 74380 **DEEDWARR**
03/28/2018 12:01:22 PM 2 pgs
Fees: $13.00 Taxes: $665.63

20180328-0028977

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of March, 2018

Notary Public

MY COMMISSION EXPIRES: 1-24-2021
(AFFIX SEAL)

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc.
120 Anderson Lane, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S):
William Greer	CMG	33-8-13
(NAME)	(NAME)	
323 Janette Avenue	3160 Crow Canyon Rd #400	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	San Ramon CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20180479

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, Janie L. Warren and husband, Thomas L. Warren**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **William Greer, unmarried,** 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. :

Land in Davidson County, Tennessee, being Lot No. 278 on the Plan of Gatewood, Section 3, of record in Book 4175, page 50, Register's Office for Davidson County, Tennessee.

Said Lot No. 278 fronts 75 feet on the northwesterly margin of Janette Avenue and extends back 215 feet between parallel lines to a line in the rear measuring 75 feet thereon.

Being the same property conveyed to Janie L. Warren and husband, Thomas L. Warren by deed from Washington Mutual Finance Group, LLC, a Delaware limited liability company, dated November 13, 2003, of record in Instrument No. 20031118-0168342, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: (a) Easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Plat Book 4175, page 50, Register's Office for said County; (b) Restrictions of record in Book 4314, page 290, said Register's Office; and (c) Lack of direct access to and from Interstate 65.

Unimproved ☐

This is improved ☒ property, known as 323 Janette Avenue, Goodlettsville, TN 37072
(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.

1204

Witness my hand this 26th day of March, 2018

Janie L. Warren

Thomas L. Warren

STATE OF TENNESSEE)
COUNTY OF SUMNER)

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

Witness my hand, at office, this 26th of March, 2018.

Notary Public
My Commission Expires: 3/23/21

