Bill Garrett Davidson County
Batch# 75908 DEEDWARR
04/03/2018 12:24:12 PM 2 pgs
Fees: $13.00 Taxes: $795.13
20180403-0031101

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $214,900.00

Affiant

Subscribed and sworn to before me, this 30 day of March, 2018.

Notary Public

My commission expires: 6/19/18

Emily Kornbau State of Tennessee Notary Public Sumner County My Commission Expires June 19, 2018

**THIS INSTRUMENT WAS PREPARED BY**
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Kristen E. Francisco** | new owner | **161160A14700CO** |
| **510 Shadow Glen Drive** | | |
| **Nashville, TN 37211** | | |

FOR AND IN 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 ACKNOWLEDGE, WE,

**Ryan Green and Crystal Green, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Kristen E. Francisco, 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:

Land in Davidson County, Tennessee, being Lot No. 147 on the Plan of Townhomes of Shadow Glen as established by the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20040315-0029248, amended by Surveyor's Certificate of Correction of record in Instrument No. 20040720-0086706, corrected in Instrument No. 20040317-0030572, and amended in Instrument No. 20050520-0056887, and shown as Exhibit "A" to the Fifth Supplemental Declaration to the Declaration of Covenants, Conditions, and Restrictions for the Townhomes of Shadow Glen of record in Instrument No. 20050425-0045905, said Register's Office to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Ryan Green and Crystal Truitt, as joint tenants with rights of survivorship, by Warranty Deed from Holly Ann Brown, married, dated September 28, 2015, of record in Instrument No. 20150929-0098954, Register's Office for Davidson County, Tennessee. Crystal Truitt is now known as Crystal Green, married to Ryan Green.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictions of record in Instrument No. 20040315-0029248, amended by Surveyor's Certificate of Correction of record in Instrument No. 20040720-0086706, corrected in Instrument No. 20040317-0030572, and amended in Instrument No. 20050520-0056887, and Instrument No. 20050425-0045905, said Register's Office.

Easements of record in Instrument No. 20040917-0112429, said Register's Office.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 510 Shadow Glen Drive, Nashville, TN 37211.

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 in 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.

Ryan Green Date: 3/30/18

Crystal Green Date: 3/30/18

STATE OF Tennessee

COUNTY OF Williamson

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

Witness my hand, at office, this 30th day of March 2018.

MARK B. LEEDOM
NOTARY PUBLIC
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 9/7/21