Bill Garrett Davidson County
Batch# 77491 DEEDWARR
04/09/2018 02:41:30 PM 2 pgs
Fees: $13.00 Taxes: $451.40
20180409-0033377

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive, S-290
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,000.00

Affiant

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th day of April, 2018

Notary Public
Commission Expires: 12/15/21

Address of New Owner	Send Tax Bills To:	Map & Parcel
The 3108 Greggwood Trust PO Box 160772 Nashville, TN 37216	SAME AS BUYER	060-01-0-127.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Stephanie Christian, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Amanda Dean, Trustee of The 3108 Greggwood Trust

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. 77 on the Plan of Golden Valley Estates, Section 1 of record in Plat Book 4175, Page 142, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Van Christian, II by Special Warranty Deed from Ocwen Federal Bank, FSB of record in Book 11200, Page 774, Register's Office for Davidson County, Tennessee, dated November 06, 1998 and recorded on November 11, 1998. (Value or consideration shown in aforementioned deed $42,000.00.)

Being the same property conveyed to Van Christian, II and wife, Stephanie Christian by Quitclaim Deed from Van E. Christian, II of record in Instrument No. 20050309-0026002 Register's Office for Davidson County, Tennessee, dated February 17, 2005 and recorded on March 09, 2005.

Being the same property conveyed to Stephanie Christian by QuitClaim Deed from Van Christian, II of record in Instrument No. 20180409-0033377, said Register's Office.

The subject property has never been the primary residence of the herein name grantors.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3108 Greggwood Drive, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we so 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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 4th day of April, 2018.

Stephanie Christian

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Stephanie Christian

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 and official seal at Nashville, Tennessee this 4th day of April, 2018.

Notary Public

My Commission Expires: 5 6 19

(Notary Seal)

