Bill Garrett Davidson County
Batch# 98380 DEEDWARR
05/30/2018 03:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,248.75
20180530-0051703

WARRANTY DEED

Danielle Marie Crane
State of Tennessee Notary Public
Rutherford County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $337,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 9/18/21

(AFFIX SEAL)

A-KW-18-5112

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)
Jessica L Justice and Justin R Owens	**New Owner**	
(NAME)	(NAME)	**147-14-16.00**
5112 Greentree Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **5112 GREENTREE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JESSICA L JUSTICE, A SINGLE WOMAN, AND JUSTIN R OWENS, A SINGLE MAN,** 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. 117 on the Plan of Candlestick Farms, Section One, of record in Plat Book 3300, Page 56, 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 James Landsen Johnson and wife, Diane S. Johnson by Warranty Deed from Hallmark Construction Company, recorded November 6, 1963, in Book 3646, Page 17 and further being the same property conveyed to James Landsen Johnson by Order from Diane Smith Johnson, recorded May 22, 1991 in Book 8357, Page 243, The said James Landsen Johnson having since died on December 12, 2016, leaving Amy Elizabeth Swindle and Jennifer Marie Gibbs as heirs at law as evidenced by Affidavit of Heirship recorded March 20, 2017 Instrument No. 20170320-0027120, Register's Office for Davidson County, Tennessee. By Warranty Deed recorded June 13, 2017 in Instrument No. 20170613-0059125, Register's Office for said County, Amy Elizabeth Swindle, married, and Jennifer Marie Gibbs, married, conveyed the property to 5112 Greentree, LLC, a Tennessee Limited Liability Company.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 3300, Page 56, Register's Office for Davidson County, Tennessee.
- Taxes for 2018 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5112 Greentree Drive, Nashville, Tennessee 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 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 25 DAY OF MAY, 2018.

5112 Greentree, LLC, a Tennessee Limited Liability Company

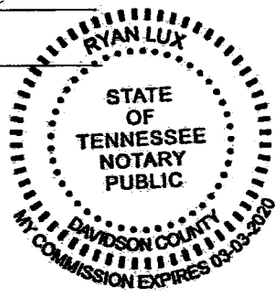
BY:_____
Jason Lincoln
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JASON LINCOLN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of 5112 GREENTREE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25th of May, 2018.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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

True Copy Certification

I, **Danielle Marie Crane**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Danielle Marie Crane
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, **Shelly Lufkin**, a notary public for this county and state, **Danielle Marie Crane**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly Lufkin
Notary's Signature

My Commission Expires: 5/19/20

Notary Seal:

