# WARRANTY DEED

Bill Garrett Davidson County
Batch# 107822 DEEDWARR
06/25/2018 11:02:11 AM 2 pgs
Fees: $13.00 Taxes: $1,998.00

20180625-0060953

File No. RW0004132

SARAH M DOOLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of June, 2018.

Notary Public

MY COMMISSION EXPIRES: 11/22/2021

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James Cripe and Amanda Barfield | Summit Funding, Inc. | 083-10-0B-002.00-CO |
| (NAME) | (NAME) | |
| 1813 Forrest Ave. | 2241 Harvard Street, STE 200 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN, 37206 | Sacramento, CA 95815 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, **Robert B. Green and wife, Shelean Newman Green,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amanda Barfield and James Cripe, wife and husband,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**A certain condominium apartment in Davidson County, TN, described as Unit "B" of 1811/1813 Forrest Avenue Townhomes, a Condominium, a Horizontal Property Regime, located in Nashville, TN, as shown in Exhibit "A" to the Master Deed of record in Instrument No. 20070712-0082822, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of 1811/1813 Forrest Avenue Townhomes, Condominium Apartments contained in the Master Deed, as shown and described in Master Deed recorded in Instrument No. 20070712-0082822, and By-Laws appended thereto, Register's Office for Davidson County, Tennessee, are incorporated herein by reference and made a part hereof the same as though copied herein.**

**Being the same property conveyed to Robert B. Green and wife, Shelean-Newman Green by Warranty deed from Justin Emmanuel, married, and Anthony Emmanuel, married of record in Instrument No. 20070716-0084309 Register's Office for Davidson County, Tennessee, dated July 13, 2007 and recorded on July 16, 2007.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2018, which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1813 Forrest Ave., Nashville, TN 37206

(House Number) (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 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 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 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 hand this 22nd day of June, 2018.

**Robert B. Green**

**Shelean Newman Green**

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Robert B. Green and Shelean Newman Green, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 22nd day of June, 2018.

M. Menke
Notary Public

My commission expires: 3-8-2022

MEGAN MENKE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206