Return to. BRIDGEHOUSE TITLE
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180516408

Bill Garrett Davidson County
Batch# 111740 DEEDWARR
07/02/2018 02:30:07 PM 2 pgs
Fees: $13.00 Taxes: $1,278.54
20180702-0064012

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $345,550.00.

Affiant

Subscribed and sworn to before me, this 28th day of June, 2018.

Notary Public
My Commission Expires

WILLIAM T. CHAPMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Amber O'Connell and James Brimm 7570 River Road Pike Nashville TN 37209	New Owner	Tax Parcel ID No. 089-00-0-045.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James Nottingham Greene and Krista Jordan Greene, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Amber N. O'Connell, a single woman, and James M. Brimm, a single man**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land located in the 8th Civil District of Davidson County, Tennessee and being a portion of the C.B. Phillips Division as of record in Plat Book 5800, page 372, R.O.D.C., Tennessee being subdivision No. 83428-G according to a survey of Perry a. Chapdelaine, Jr. of August 17, 1973, as follows:

Tract No. 1 of the C.B. Phillips Division as of record in Plat Book 5800, page 372, R.O.D.C., Tennessee to which reference is hereby made for a more complete description containing 3 acres, more or less.

Together with conveyance of the above described tract of land, Grantor, conveys and grants a legal easement upon the entire portion of tract no. 2 or C.B. Phillips Division, which at this time is reserved and is not a legal building site, for the installation of a septic tank-soil absorption system for the residents on Lot No. 1 in accordance with Board of Health agreement of September 21, 1983 and Lot No. 2 shall not become a building site at this time subject to said Board of Health agreement, as of record in Book 6245, page 236.

Being the same property conveyed to JAMES NOTTINGHAM GREENE and KRISTA JORDAN GREENE, husband and wife, by deed from HOME CAPITAL, LLC, of record in Instrument No. 20170915-0094375, dated September 8, 2017, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 089-00-0-045.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 5800, page 372, said Register's Office.

No insurance is afforded as to the acreage or square footage contained in the insured property.

Notice of record in Book 6245, page 236, said Register's Office.

Easement for the installation of a septic tank-soil absorption system as conveyed in deed of record in Book 6248, page 207, said Register's Office.

This is improved property located at 7570 River Road Pike Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of June, 2018.

James Nottingham Greene

Krista Jordan Greene

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James Nottingham Greene and Krista Jordan Greene, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of June, 2018.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018