Bill Garrett Davidson County
Batch# 112556 DEEDWARR
07/03/2018 04:21:30 PM 3 pgs
Fees: $18.00 Taxes: $462.50
20180703-0064781

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $125,000.00

Affiant

Subscribed and sworn to before me, this 2 day of July, 2018.

Notary Public

My commission expires: 10/23/19

ALICIA WILSON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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:
Tamica Trice	New Owner	**162-16-0A-079.00 CO**
5 Mimosa Ct		
Antioch, TN 37013		

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,

Justin Greene, married

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

Tamica Trice

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 all of Unit 5, Building No. 17, on the Plan of Mill Creek Club, Section I, Phase I, as of record in Plat Book 4860, Page 11, as amended in Book 5050, Page 103, and being a horizontal regime established by Master Deed of record in Book 4887, Page 961, and as revised in Book 5000, Page 607. and Book 5101, Page 809, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Justin Greene, by Warranty Deed from Federal National Mortgage Association, dated March 28, 2013, of record in Instrument No. 20130517-0050000, Register's Office for Davidson County, Tennessee. Stephana Greene joins in this conveyance to transfer any and all interest she may have in the property whether marital or otherwise.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Master Deed of record in Book 4887, Page 961, Book 5000, Page 607, Book 5101, Page 809, Book 10468, Page 653, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 4792, Page 725, and Book 6396, Page 504, said Register's Office.

All matters as shown on the plat of record in Plat Book 4860, page 11, and Book 5050, Page 103, Register's office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

By-Laws of record in Book 10468, Page 691, Register's Office for Davidson County, Tennessee.

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 5 Mimosa Ct, Antioch, TN 37013.

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.

_____ Date: 7/2/18
Justin Greene

_____ Date: 7/2/18
Stephana Greene

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Justin Greene and Stephana Greene, 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 2nd day of July, 2018.

_____
NOTARY PUBLIC

My Commission Expires: 11-30-2020

DEBRA PAULSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30 2020
COUNTY OF SUMNER

True Copy Certification

I, STEVE BERREMAN, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Amy Nichole Bagwell, a notary public for this county and state, Steve Berreman who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amy Nichole Bagwell

Notary's Signature

AMY NICHOLE BAGWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

My Commission Expires: 10/03/18

Notary's Seal (if on paper)