(2)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

Bill Garrett Davidson County
Batch# 113302 DEEDWARR
07/09/2018 09:53:38 AM 2 pgs
Fees: $13.00 Taxes: $1,180.30

20180709-0065854

ELIZABETH HARLAND WILLIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JANUARY 30, 2022

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-30-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southland Title & Escrow Co., Inc., 7101 Executive Center Drive, Suite 151, Brentwood, TN 3702

File No.: 18-06-005

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Natalie M. Crede and James W. Crede, wife and husband	Natalie M. Crede and James W. Crede	073-06-0-061.00
(NAME) 212 Morganmeade Court	(NAME) 734 Whithorn Court	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Westerville, OH 43081	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten And No/100 Dollars ($10.00), cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **GREGORY W. GREENWELL, AN UNMARRIED MAN,** hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto **NATALIE M. CREDE AND JAMES W. CREDE, WIFE AND HUSBAND,** 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. 43 on the Plan of Moss Rose Estates of record in Plat Book 4860, Page 112, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Together with and subject to a Declaration of Easement of record in Instrument No. 20180627-0062037 and a Correction of record in Instrument No. ~~20180709065~~ 20180709006585O, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Gregory W. Greenwell, by Warranty deed from Ernest L. Hamlett of record in Instrument No. 20170922-0097554 Register's Office for Davidson County, Tennessee, dated September 14, 2017 and recorded on September22, 2017.

unimproved ☐
This is improved ☒ property, known as 212 Morganmeade Court, Nashville, TN 37216
(House No.) (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 our hands this 2nd day of July, 2018.

Gregory W. Greenwell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, the undersigned, a Notary Public for the County of Williamson and State of Tennessee, do hereby certify that Gregory W. Greenwell personally appeared before me this 2nd day July, 2018, and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 2nd of July, 2018.

Notary Public

My Commission Expires: 5/6/2019

(SEAL)

John M. Wells
State of Tennessee Notary Public
Davidson County