Bill Garrett Davidson County
Batch# 125129 DEEDWARR
08/07/2018 10:09:23 AM 2 pgs
Fees: $13.00 Taxes: $1,443.00
20180807-0077459

Warranty Deed

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $390,000.00. Affiant Subscribed and sworn to before me, this the 3rd day of August, 2018. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
James Nottingham Greene Krista Jordan Greene	NEW OWNER	
2106 Eastland Avenue		083-07-0-284.00
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JENNIFER VAUGHN HARRISON NKA JENNIFER VAUGHN, UNMARRIED, AND WILLIAM REED HARRISON, UNMARRIED, AND REBECCA D. VAUGHN, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES NOTTINGHAM GREENE AND KRISTA JORDAN GREENE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 65 on the Plan of Rolling Acres, McNabb's Subdivision of Tillman Property of record in Plat Book 1130, Page 34, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 65 fronts 75 feet on the Southerly side of Eastland Avenue and runs back between lines 216.1 feet in its Easterly side and 217.2 feet on its Westerly side to a dead line, on which it measured 75 feet.

Being the same property conveyed to Jennifer R. Vaughn and Rebecca D. Vaughn, joint tenants with right of survivorship by Warranty deed from Joanna H. Blackwell, Co-Trustee and John Andrew Wheat, Jr., Co-Trustee of the Revocable Louise H. Carney Living Trust, dated July 10, 2002 of record in Instrument No. 20100423-0030801 Register's Office for Davidson County, Tennessee, dated April 15, 2010 and recorded on April 23, 2010.
Being the same property conveyed to Jennifer Vaughn Harrison NKA Jennifer Vaughn and husband, William Reed Harrison, and Rebecca D. Vaughn, unmarried, all as joint tenants by Quitclaim deed from Jennifer R. Vaughn N/K/A Jennifer Vaughn Harrison NKA Jennifer Vaughn and Rebecca D. Vaughn, joint tenants with right of survivorship of record in Instrument No. 20121116-0106013 Register's Office for Davidson County, Tennessee, dated October 26, 2012 and recorded on November 16, 2012.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2106 Eastland Avenue, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 3rd day of August, 2018.

JENNIFER VAUGHN HARRISON NKA JENNIFER VAUGHN BY WILLIAM REED HARRISON, ATTORNEY-IN-FACT

Jennifer Vaughn Harrison NKA Jennifer Vaughn by William Reed Harrison, Attorney in Fact

William Reed Harrison

REBECCA D. VAUGHN BY WILLIAM REED HARRISON, ATTORNEY IN FACT

Rebecca D. Vaughn by William Reed Harrison, Attorney in Fact

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 William Reed Harrison, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 1st day of August, 2018.

Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of August, 2018, before me personally appeared William Reed Harrison, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jennifer Vaughn Harrison NKA Jennifer Vaughn as attorney-in-fact and Rebecca D. Vaughn as attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Jennifer Vaughn Harrison NKA Jennifer Harrison and Rebecca D. Vaughn.

Witness my hand and seal this 1st day of August, 2018.

Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm 05-02-2022