This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-2524

Bill Garrett Davidson County
Batch# 126986 DEEDWARR
08/09/2018 02:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20180809-0078742

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $350,000.00

Pamela Sidbury
Affiant

DAWN THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON

Subscribed and sworn to before me, this the 8th day of August, 2018

Notary Public
My Commission Expires: 12/10/2019

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
David Kyle Herrington and Meghan Kerry Waldow 833 Rose Park Drive Nashville, TN 37206	Legacy Home Loans LLC 8119 Isabella Ln Brentwood TN 37027	084-01-0-139

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), 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, **Jacob Jeffrey Green, an unmarried man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **David Kyle Herrington and Meghan Waldow, as tenants in common**, 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. 20 on the Plan of Rose Estates, Section One, of record in Plat Book 3600, page 37, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Jacob J. Green and Roleen R. Green, husband and wife by Warranty Deed from Joshua D. McDaniel and Benjamin Pitt, dated June 5, 2013, recorded June 10, 2013, of record in Instrument No. 20130610-0058900, and further conveyed vy Quit Claim Deed from Roleen Renae Green to Jacob Jeffrey Green, recorded in Instrument # 20180730-0074318, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **833 Rose Park Drive, Nashville, TN 37206.**

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 8th day of August, 2018.

GRANTOR:

Jacob Jeffrey Green

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jacob Jeffrey Green, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 8th day of August, 2018.

DEBORAH L. BISSELL
STATE OF TENNESSEE
NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019

Notary Public
My Commission expires: 4-28-19

201808090078742

True Copy Certification

I, John W. Bishop, 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, Kimberly Beard a notary public for this county and state, John W Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10-7-19
Notary' Seal (if on paper)

