Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

18-0271

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 135897 DEEDWARR
09/04/2018 10:29:08 AM 2 pgs
Fees: $13.00 Taxes: $665.63

File No. 20180904-0087086

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179.900.00.

Mark J Greer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of August, 2018.

Notary Public

MY COMMISSION EXPIRES: 02/13/2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alexandria S. Hartill	USAA Federal Savings Bank	061-00-0-024.02
(NAME)	(NAME)	
603 Ben Allen Rd	10750A McDermott Freeway	
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37216	San Antonio, TX 78288-0544	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I, **Mark J. Greer, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alexandria S. Hartill,** unmarried, HEREINAFTER CALLED THE GRANTEE, 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, Beginning in the easterly margin of Ben Allen Road 587 feet from the corner of Lot No. 246 in Maplewood Heights Subdivision of record in Plat Book 547, Page 103, in the Register's Office for Davidson County, Tennessee, running thence North 17 degrees 45 minutes West 50 feet; thence North 72 degrees 15 minutes East 400 feet to Nickens Line; thence South 17 degrees 45 minutes East 50 feet; thence South 72 degrees West 400 feet to the point of beginning.

Being the same property conveyed to Mark J. Greer by Warranty deed from The Shannon and Vincent Gould Family Living Trust of record in Instrument No. 20060511-0055625, Re-recorded in Instrument Number 20060210-0016617 Register's Office for Davidson County, Tennessee, dated January 20, 2006 and recorded on February 10, 2006.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2018, which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 603 Ben Allen Rd, Nashville, TN 37216

(House Number) (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 my hand this 16 day of August, 2018.

Mark J. Greer

STATE OF Michigan
COUNTY OF Saginaw

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Mark J. Greer, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 16th day of August, 2018.

Notary Public

My commission expires: 02/13/2023

KIRK YACKLE
NOTARY PUBLIC
STATE OF MICHIGAN
COUNTY OF SAGINAW
MY COMMISSION EXPIRES 02-13-2023

KIRK YACKLE
Notary Public, State of Michigan
County Of Saginaw
My Commission Expires 02-13-2023
Acting in the County of Saginaw

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206