RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 137109 DEEDWARR
09/05/2018 10:07:51 AM 2 pgs
Fees: $13.00 Taxes: $884.30

20180905-0087630

LAURA JANE SHOUN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$239,000.00.**

Affiant

Subscribed and sworn to before me this 31 day of August, 2018.

Notary Public
My Commission expires: 10/14/2020
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Stephanie M. Armitstead	SAME	142-09-0A-010.00-CO
843 Todd Preis Drive		
Nashville, TN 37221		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Kathy Ann Marshall**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Stephanie M. Armitstead, Unmarried** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being part of the Plan of Doral Country Villa Condominiums, Section 1, as of record in Plat Book 4860, Page 96, Register's Office for said County, the part hereby described as follows:

Being Unit No. 103A on said plan and described by Master Deed establishing a Horizontal Property Regime with Respect to Doral Country Villa Condominiums, Section 1, as of record in Book 5011, Page 395, as amended in Book 5015, Page 251 and 5124, Page 163, said Register's Office.

Being the same property conveyed to Kathy Ann Marshall by Warranty Deed dated June 28, 1999, from Juanita C. Fussell and Carol R. Allen, both married, of record in Record Book 11549, Page 216, Register's Office for Davidson County, Tennessee. Kathy Ann Marshall since married, now known as Kathy Marshall Greene. Grantor's spouse joins in the conveyance of this deed, conveying any and all martial interest he may have in this property.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 in the estimated amount of $1,088.23 for county and in the amount of for city and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 142-09-0A-010.00 CO.
- Subject to all matters as shown on the Plan of record in Plat Book 4860, page 96, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Master Deed of record in Book 5011, page 395, as amended in Book 5015, page 251, Book 5124, page 163, Instrument No. 20070504-0053687, Instrument No. 20070523-0061626, and Instrument No. 20151130-0120647, Register's Office for County, Tennessee.
- Grant of Easement to Comcast of Nashville 1, LLC, of record in Instrument No. 20180611-0055670, Register's office for said County. Subject to lien for special assessments as contained in the restrictions. Subject to rights of others in and to the common areas and elements.

This is improved property known as: **843 Todd Preis Drive, Nashville, TN 37221**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 August 31, 2018.

Kathy Marshall Greene f/n/a Kathy Ann Marshall

Jeffrey Alan Greene

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kathy Marshall Greene and Jeffrey Alan Greene** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 31, 2018

My commission expires 12/14/2020

Notary Public

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY