WARRANTY DEED

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: March 18, 2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mitchell Edmond Green	USAA Federal Savings Bank	163160A18400
(NAME)	(NAME)	
1623 Cardigan Way	9800 Fredericksburg Road	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	San Antonio, TX 78288	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **Dillon R. Ireland and Amber S. Ireland, husband and wife, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Mitchell Edmond Green, an unmarried person**, hereinafter called the GRANTEE(S), his assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 322 on the Final Plat of Phase 3-A, Provincetown, of record in Instrument No. 200609070110570, a revision of Instrument No. 200608240104715, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Dillion R. Ireland and Amber S. Ireland by Warranty Deed dated 8/4/2017 from Jason A. Peltier, an unmarried man of record in Instrument 201708150083578, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters as set forth per Plat at Instrument 200608240104715, and Revised Plat at Instrument 200609070110570; (2) Declaration of Covenants, Conditions and Restrictions of record in Instrument 200311190168785, as amended of record in Instrument 200506090066104, as amended of record in Instrument 200608250105504; (3) Development and Easement Agreement and Agreement to Share Cost of record in Book 2840, Page 402, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Karen Y Johnson Davidson County
Batch# 137929 DEEDWARR
09/07/2018 12:14:30 PM 3 pgs
Fees: $18.00 Taxes: $577.20
20180907-0088804

unimproved ☐

This is improved ☒ 1623 Cardigan Way, Antioch, TN 37013

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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 5th day of September, 2018.

Dillon R. Ireland

Amber S. Ireland

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, **Dillon R. Ireland and Amber S. Ireland**, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the with instrument for the purpose therein contained.

WITNESS my hand and seal this 5th day of September, 2018.

Notary Public

My Commission Expires: March 18, 2019

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

201809070088804

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

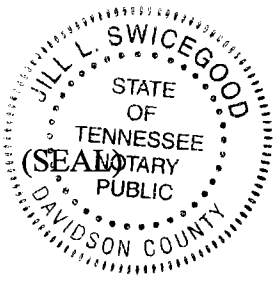
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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