RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1811151

Karen Y Johnson Davidson County
Batch# 153001 **DEEDWARR**
10/22/2018 09:24:43 AM 2 pgs
Fees: $13.00 Taxes: $1,054.50
20181022-0104315

WARRANTY DEED

HUDSON LEWIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES JANUARY 19, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of October, 2018.

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christian Ryan Nole and Brittany A. Nole 7001 Oak Brook Terrace Brentwood, TN 37027	New Owner	181 10 0A 140.00CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Eighty Five Thousand and 00/100 Dollars ($285,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ZACH T. GREER, MARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **CHRISTIAN RYAN NOLE AND BRITTANY A. NOLE, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 306 on the Plan of Final Plat, Phase Three, Autumn Oaks Subdivision, of record in Instrument No. 20031029-0159380, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being that same property conveyed to Zach T. Greer, unmarried by warranty deed from Megan C. McDaniel, a single person, dated December 22, 2015 and recorded in Instrument No. 20151228-0130236, Register's Office for Davidson County, Tennessee. Said Zach T. Greer is now married to Margaret Hughes. Margaret Hughes hereby joins in this conveyance to waive any marital rights granted to a spouse by law, in said property.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 18th day of October, 2018.

Zach Greer

ZACH T. GREER

Margaret Hughes

MARGARET HUGHES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Zach T. Greer and Margaret Hughes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 18th day of October, 2018.

BENTON SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19

Notary Public

Benton Smith

Printed Notary Name

My commission expires: 1-8-19