Karen Y Johnson Davidson County
Batch# 169936 DEEDWARR
12/04/2018 12:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,235.80
20181204-0118238

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $334,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 10-26-21

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Drive, 400, Franklin, TN 37067

File No.: 18-CD-594

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
David Lowery and Shelby Lowery	David Lowery and Shelby Lowery	147 06 0 010.00
(NAME) 221 Garrett Drive	(NAME) 221 Garrett Drive	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Thirty-Four Thousand And No/100 Dollars ($334,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, CHAD RYAN GREENE AND LAUREN M. GREENE AND TERRY M. GREENE, MARRIED, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID LOWERY AND SHELBY LOWERY, HUSBAND AND WIFE,HEREINAFTER CALLED THE GRANTEES, 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. 156, on the Revised Plan of Caldwell Hall, Section One, of record in Plat Book 2900, pages 57-59, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof. Said Lot No. 156 fronts 80 feet on the southerly margin of Garrett Drive and extends back 153.5 feet on the westerly line and 148.6 feet on the easterly line to a dead line in the rear.

Being the same property conveyed to Chad Ryan Greene and Lauren M. Greene, husband and wife, and Terry M. Greene, a married man, by Warranty Deed, from David J. Clayton, Jr. and Sydney A. Clayton, husband and wife, dated May 24, 2016, recorded May 31, 2016, of record in Instrument No. 20160531-0054201, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 221 Garrett Drive, Nashville, TN 37211
(House No.) (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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

The above property has never been the marital residence of Terry M. Greene.

Witness our hands this 16th day of November, 2018.

Chad Ryan Greene

Lauren M. Greene

Terry R. Greene by Chad Ryan Greene his attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 16th day of November, 2018, before me personally appeared Chad Ryan Greene and Lauren M. Greene to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Williamson County, Tennessee this 16th day of November, 2018.

Commission Expires: _____

Gail Hudson

GAIL HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-20-2019

STATE OF TENNESSEE
COUNTY OF

On this 19th day of November, 2018 before me personally appeared Chad Ryan Greene, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Terry R. Greene, and acknowledged that he executed the same as the free act and deed of said Terry R. Greene.

Witness my hand, at office, this 16th day of November, 2018.

Gail Hudson
Notary Public

My Commission Expires: _____

GAIL HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-20-2019

Tennessee Certification of Electronic Document

I, Todd A. Tressler II, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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 Wilson

Personally appeared before me, Danielle Imbaratto, a notary public for this county and
Notary's Name

state, Todd A. Tressler II, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 10-6-21

NOTARY'S SEAL

DANIELLE IMBARATTO
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).