STATE OF Tennessee
COUNTY OF Davidson

Karen Y Johnson Davidson County
Batch# 181204 DEEDWARR
01/07/2019 12:58:30 PM 2 pgs
Fees: $13.00 Taxes: $499.50
20190107-0001597

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of December, 2018.

Notary Public
MY COMMISSION EXPIRES: 11.8.21
File No. G18-4081

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Amer Angley (NAME)	US Bank Home Mtg (NAME)	120-02-0-135
P.O. Box 178165 (STREET ADDRESS)	7601 Penn Ave S, Ste A1 (STREET ADDRESS)	
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Richfield, MN 55423 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Kenneth Houston Green, a married man, and James Curtis Beals Jr., an unmarried man, Heirs at Law of Dorothy W. Green**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amer Angley, an unmarried man**, 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. 78 on the Map of Stardust Acres, as of record in Book 1424, Page 92, Register's Office for Davidson County, Tennessee.

Said Lot No. 78 fronts 60 feet on the south side of Mars Drive and runs back between parallel lines 175 feet to a dead line.

BEING the same property conveyed to Houston T. Green and wife, Dorothy W. Green by Warranty Deed from Harold Douglas Cockrill and wife, Ethel Louise Cockrill, dated 6/30/58 and recorded 7/1/58 in Book-(2794, Page 292, Register's Office for Davids {it unhtp Tennessee.

The said Houston T. Green is reported to have died on August 21, 2014, leaving subject property vested solely in Dorothy W. Green.

The said Dorothy W. Green (aka Dorothy Willene Green) died intestate on December 12, 2014 in Sumner County, Tennessee. Her estate is being administered in the Chancery (Probate) Court for Sumner County, Tennessee in Docket No. 2015PR-423. Pursuant to Order for intestate Administration filed 10/23/15, Kenneth Green, son of the decedent, was appointed as Administrator.

Heirs at law of Dorothy Willene Green are reported to be her son, Kenneth Green (aka Kenneth Houston Green) and grandson, James Curtis Beals, Jr..

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Book 1424, Page 92, Register's Office for Davidson County, Tennessee.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1317 Mars Drive, Nashville, TN 37217.

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. Whenever 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/our hand(s) this 28th day of December, 2018.

Kenneth Houston Green

James Curtis Beals Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of December, 2018, before me personally appeared Kenneth Houston Green, and James Curtis Beals Jr., to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand, at office, this 28th day of December, 2018.

TODD SHOLAR STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-27-2022

Notary Signature
My commission expires:
6/27/2022

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal E. Wilson, III, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires:

HAL E. WILSON, III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY