Name and Address of New Owner:
Bart Domino and Chelsea Domino
304 Canal Ct
Hermitage, TN 37076
Send Tax Bills To:
Bart Domino and Chelsea Domino
304 Canal Ct
Hermitage, TN 37076
This Instrument Prepared By:
Greg Fairbetter
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 194158 DEEDWARR
02/11/2019 03:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,109.63
20190211-0012812

Map & Parcel No: 086120A01200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jeff J. Greeninger, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Bart Domino and Chelsea Domino, a married couple,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Being Lot No. 12, Final Plat, Revision of Sec 1, Tulip Grove Pointe "Cluster Lot Subdivision", as shown by plat appearing of record in Instrument No. 20060905-0109478, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of said lot.

Being the same property conveyed to Jeff J. Greeninger, unmarried by Warranty Deed from Greenvale Construction, LLC, a Tennessee limited liability company dated August 30th 2007 and recorded September 26th 2007 of record in Instrument No. 20070926-0114733, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 6th day of February, 2019.

(SEAL)
Jeff J. Greeninger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of February, 2019, before me personally appeared Jeff J. Greeninger, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 6th day of February, 2019.

WILLIAM D. CASTLEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Signature
My commission expires: 05/06/2019

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $299,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
6th day of February, 2019.

MARTHA BROWN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
My commission expires: 5/25/22
File No. 18-767

True Copy Certification

I, MARTHA BROWN, 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 Tennessee

County of Sumner

Personally appeared before me, GregoryDVadner, a notary public for this county and state, Martha Brown | who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4.24.19
Notary' Seal (if on paper)

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY