WARRANTY DEED

Karen Johnson Davidson County
Batch# 197127 DEEDWARR
02/20/2019 10:52:12 AM 2 pgs
Fees: $13.00 Taxes: $934.25

20190220-0015321

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $252,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of February, 2019

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jessica Horn	new owner	13615005700
(NAME)	(NAME)	
2912 Starboard Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Kristy Z. Greene, an unmarried woman,** unmarried, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jessica Horn,** 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: unmarried,

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of Harbour Town Village Section II, as of record in Book 4675, pages 146 and 147, said Register's Office, described as follows:

Said lot fronts 80.23 feet on the northerly margin of Starboard Drive and runs back 138.9 feet on the westerly line and 138.2 fee on the easterly line to a rear line, measuring 109.84 feet thereon.

Being the same property conveyed to Stephen A. Greene and wife, Kristy Z. Greene by deed of record in Book 5295 , Page 506 , Register's Office for Davidson County, Tennessee. Stephen A. Greene having since died.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 2912 Starboard Drive, Nashville, TN 37217
(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 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 SUBJECT TO:
- Taxes for the current year and thereafter.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the Plat of record in BOOK 4675, PAGES 146 & 147, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0-0-19-2912

Witness my/our hands this 15th day of February, 2019.

Kristy Z. Greene

State of Tennessee
County of Davidson

Personally appeared before me Kristy Z. Greene, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of February, 2019.

Notary Public
My Commission Expires: _____

File No.: 13672

