Karen Johnson Davidson County Batch# 206119 DEEDWARR 03/15/2019 08:55:00 AM 2 pgs Fees: $13.00 Taxes: $554.63 20190315-0023650	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$149,900.00** Affiant Subscribed and sworn to before me, this the 14th day of March, 2019. Notary Public My commission expires: 1-24-22 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Zachary Evans	SWBC ~~NEW OWNER~~	**086 11 0A 054.00 CO**
625 Rockwood Drive	9311 San Pedro #100	
Hermitage, TN 37076	San Antonio TX 78216	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, DEBORAH B. BALENTINE, NOW KNOWN AS **DEBORAH B. BALENTINE, NOW KNOWN AS DEBORAH GREER, AND HUSBAND, EVERETT BALENTINE** .

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ZACHARY EVANS, 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:

A certain Condominium apartment in Davidson County, Tennessee, described as Unit No. 1, Building 3, Garage No. 3-1-G, Phase 2 and 2A of Hermitage Woods, a Condominium, a Horizontal Property Regime, located on Rockwood Drive Davidson County, Tennessee, as shown on the plat of Hermitage Woods Condominiums, Condominium apartments, recorded in Plat Book 4860, pages 62-64, said Register's Office, and described in a Master Deed recorded in Book 4753, page 140, as amended in Book 4980, page 378, Book 5165, page 781, and in Book 5172, page 77, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to JOE W. BALDWIN AND WIFE, PAULINE M. BALDWIN, by deed from THE SECRETARY OF VETERANS AFFAIRS, of record in Book 8372, page 509, dated May 3, 1991, said Register's Office. The said Joe W. Baldwin having since died, leaving Pauline M. Baldwin the surviving tenant by the entirety. Pauline M. Baldwin now being know as Pauline M. Baldwin Vinson. Pauline M. Baldwin Vinson and husband Raymond R. Vinson conveyed by quitclaim deed to Deborah B. Balentine of record in Instrument No. 2003014-0117054, dated August 12, 2003, said Register's Office. Deborah B. Balentine is now known as Deborah Greer.
Everett Balentine, spouse of Deborah Greer joins in this conveyance to convey any and all marital interest in the property being herein conveyed.

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THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 625 Rockwood Drive, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantee, his 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.

Witness my/our hand(s) this 15th day of March, 2019.

DEBORAH B. BALENTINE,
NOW KNOWN AS DEBORAH GREER

EVERETT BALENTINE

State of Tennessee)

County of Davidson)

On this 14th day of March, 2019, before me personally appeared, DEBORAH GREER AND EVERETT BALENTINE, to me known to be the persons described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be their free act and deed.

My Commission Expires: 8-20-19

Notary Public

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY