Recording Information:

This instrument Prepared By:
Sherman Tibbs of ASSOCIATED CONSTRUCTION LLC
4860 Matterhorn Dr.
Old Hickory, Tn 37138

SEND TAX BILL TO:
ADDRESS NEW OWNER
Joel W. & Rebecca C. Greene
127 Donelson Pike
Nashville, TN 37214

Karen Johnson Davidson County
Batch# 213817 **DEEDWARR**
04/04/2019 09:50:43 AM 3 pgs
Fees: $18.00 Taxes: $240.50

20190404-0030702

MAP 093-16-0 129.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter names "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Sherman Tibbs of **Associated Construction LLC** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Joel W. & Rebecca C. Greene**, husband & wife, hereinafter called the "GRANTEE, its successors 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 part of Lots 120, 121, and 122 on the Plan of Maury and Clairborne's Addition to Nashville, as of record in Book 21, page 84 and 85, said Register's office, and being more particularly described as follows: Beginning at an existing iron rod in the southerly right–of–way of Green Street, width 50' at a corner common with Howard Wear, as of record in Instrument No. 20040526-0061755, RODC, TN, being in the northwest corner of this tract; thence leaving the southerly right-of-way of Green Street, South 85 deg. 00'00" East, 40.00 feet to an existing iron rod, at a common corner with Henry L. Davis, of record in Book 4536, page 626, RODC, TN being the northeast corner of this tract; thence leaving the southerly right-of-way of Green St. and with the westerly line of Henry L. Davis, South 06 deg. 13'07" West, 105.00 feet to an existing iron rod in the northerly line of Lot 123, North 85 deg. 00'00' West, 40.00 feet to an existing iron rod, at the southeast corner of Howard Wear, being the southwest corner of this tract; thence with the common line of Howard Wear, North 06 deg. 13'07" East, 105.00 feet to the point of the beginning, containing 4,199 square feet, 0.096 acres, more or less, according to a boundary survey of Tax Map 93-16, Parcels 127, 129, 130 and 131, prepared by Cherry Land Surveying, R. Scot Cherry, Tennessee Registered Land Surveyor No. 1512, dated May 6, 2005 and bearing Job No. 05124 TSM.

Being the same property conveyed to Sherman Tibbs, owner of Associated Construction LLC by deed from Billie J. Caldwell-Brooks dated November 13, 2017, of record in 20171113-0115948, Register's Office for Davidson County, Tennessee.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:

This is improved property known as 55 Green St., Nashville, Tennessee 37122.

GRANTOR makes no representation or warranty, express or implied, as to exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including any improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including any improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of property.

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", its successors and assigns, forever and,

GRANTOR does covenants with the said "GRANTEE" that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

"GRANTOR" does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE," and its successor 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.

WITTNESS my hand this the 26th day of March, 2019

Sherman Tibbs, owner of
Associated Construction LLC

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned Notary Public in and for said County and State, Sherman Tibbs, owner of Associated Construction LLC, the bargainers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

JASON GRENSTINER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 2, 2022

WITNESS my hand and official seal at office of this 26th day of March 2019.

NOTARY PUBLIC
My Commission Expires: 5/2/2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $65,000.00.

AFFIANT

Subscribed and sworn to before me on this 26th day of March 2019.

NOTARY PUBLIC
My Commission Expires: 5/2/2022

JASON GRENSTINER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 2, 2022