PREPARED BY:
CANKERS TITLE & ESCROW CORP
3310 WEST END AVE

RETURN TO

NEW OWNER:
THE DEBOW FAMILY TRUST
1115 GREENWOOD AVENUE
NASHVILLE, TN 37206

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087
FILE NO: 19-0187

Map & Parcel
083010464.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 720,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-6-20

(AFFIX SEAL)

JAMES A. WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Karen Johnson Davidson County
Batch# 214747 **DEEDWARR**
04/08/2019 08:50:03 AM 2 pgs
Fees: $13.00 Taxes: $2,664.00

20190408-0031421

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Seven Hundred Twenty Thousand and 00/100 Dollars ($720,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **GREENWOOD HOMES LLC,** a Tennessee limited liability company, ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **DWIGHT A. DEBOW, Trustee and CAROL M. DEBOW, Trustee, the Trustees of the DEBOW FAMILY TRUST UNDER AGREEMENT DATED JANUARY 12, 2017,** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 2, on the Minor Subdivision Plat, Revision 1, of Lot 5, Plan of Young Wilhoite's Subdivision, as shown on the plat of the same of record in Instrument No. 20121220-0117182, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to GREENWOOD HOMES LLC, a Tennessee limited liability company by Warranty Deed from March Egerton, dated August 23, 2016, and of record in Instrument No. 20160906-0093059, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **1115 GREENWOOD AVENUE, NASHVILLE, TN 37206**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20121220-0117182, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 5th day of April, 2019.

GREENWOOD HOMES LLC

By:_____
MARIA CLAUDIA PERALTA
Its: MEMBER

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **MARIA CLAUDIA PERALTA**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she is the **MEMBER** of **GREENWOOD HOMES LLC**, the within-named bargainor, and as such authorized member, being given the authority to so do, executed the within instrument on behalf of the company by signing his name as such authorized member.

WITNESS my hand and official seal at office this 5th day of April, 2019.

_____
NOTARY PUBLIC

My commission expires: 10/27/19

STATE TENNESSEE NOTARY PUBLIC WILSON COUNTY