THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190420323

Karen Johnson Davidson County
Batch# 230665 **DEEDWARR**
05/16/2019 09:19:42 AM 2 pgs
Fees: $13.00 Taxes: $2,871.20

20190516-0046135

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $776,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of May, 2019.

Notary Public
My Commission Expires: _____

MCKENZIE TEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 17, 2020

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Tracy Marks 439 Grayson Drive Nashville TN 37205	New Owner	Tax Parcel ID No. 115-13-011.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Vida Haynes Greer, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tracy Marks, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 816 on the revised plan of a portion of West Meade Farms, Inc., Section 9, as of record in Book 3106, Page 20, Register's Office for said county.

Said lot fronts 72.7 feet of the Westerly side of Grayson Drive turnaround and runs back 452.7 feet on the Northeasterly line and 527.6 feet on the Southeasterly line, to a dead line, which is a broken line, on which it measures 722.4 feet.

Being the same property conveyed by Quitclaim Deed from H. Lynn Greer, III and Vida Greer, a married couple to Vida Haynes Greer, a single person, as recorded on the 1st day of July, 2014 in Instrument No. 20140701-0057811 and Special Warranty Deed from Federal Home Loan Mortgage Corporation to H. Lynn Greer, III & Vida Greer, husband and wife, as recorded on the 3rd day of April, 2013 in Instrument No. 20130403-0033095, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WEST MEADE FARMS, INC., SECTION 9, as recorded in Plat Book 3106, Page(s) 20.

Restrictive Covenant for Detached Structure recorded at Instrument No. 20150611-0055395.

This is improved property located at 439 Grayson Drive Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of May, 2019.

Vida Haynes Greer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Vida Haynes Greer, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of May, 2019.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021