This Instrument Prepared By:
K. Brian Hay, Attorney at Law
104 W. 6th Street, Ste. 200
Columbia, TN 38401

Karen Johnson Davidson County
Batch# 242472 DEEDWARR
06/12/2019 11:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20190612-0056434

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes
Carol Montee	New Owner
5624 Hearthstone Lane	
Brentwood, TN 37027	

WARRANTY DEED

FOR AND IN CONSIDERATION OF One Dollar ($1.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, **Adron D. Greene, an unmarried person,** *(herein called "Grantor")*, has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto **Carol Montee, a single person** *(herein called "Grantee")* the following described property situated and located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 80 on the Plan of Phase 7, Hearthstone, of record in Book 6250, Page 935, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Adron D. Greene and wife, Eva T. Greene by Warranty Deed from Kenton G. Bliss and wife, Meredythe L. Bliss, recorded on the 5th day of September, 1997 in Deed Book 10598, Page 190, in the Register's Office of Davidson County, Tennessee. The said Eva T. Greene died April 22, 2018 leaving Adron D. Greene as the surviving tenant by the entirety.

Tax Parcel #160-11-0-057.00

The property description used herein above is the same as contained in the last deed of reference and no new boundary survey is available.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except for easements and restrictions, if any, appearing in the Davidson County, Tennessee Register of Deeds office; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 10th day of June, 2019.

GRANTOR:

Adron Greene

STATE OF TENNESSEE

COUNTY OF Maury

Before me, the undersigned, a Notary Public of the County and State first above written, personally appeared **Adron Greene**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of June, 2019.

Notary Public
My Commission Expires:

(SEAL)

TERESA J. SMITH
State of Tennessee Notary Public
MAURY COUNTY
MY COMMISSION EXPIRES AUGUST 23, 2021

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is **$465,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 10TH day of JUNE, 2019.

Notary Public
My Commission Expires: 05/24/21

(SEAL)

COURTNEY MARCIONETTE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

True Copy Certification

I, Matthew J. Ellis, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Matthew J. Ellis
Signature

State of Tennessee

County of Montgomery

Personally appeared before me, Martha J. Ogle, a notary public for this county and state, Matthew J. Ellis, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-10-2021
Notary Seal

MARTHA J. OGLE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY