WARRANTY DEED

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of August, 2019

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 12/15/21

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Leonard C. Rucks	New Owner	174-11-0B-037.00-C
(NAME) 6329 Eli Dr.	(NAME)	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Trevor Jason Greenberg and Laura Greenberg, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Leonard C. Rucks, an 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, TO-WIT:

Land in Davidson County, Tennessee, being lot No. 37 on the FINAL PLAT OF THE GROVE AT CANE RIDGE, PHASE THREE, of record in Instrument No. 20131016-0108127, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Trevor Jason Greenberg and Laura Greenberg, husband and wife, by Warranty Deed from Randall Clemons, Trustee for benefit of Wilson Bank & Trust and Citizens Bank of Lafayette, dated June 3, 2014, of record in Instrument No. 20140606-0049428, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 6329 Eli Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 268740 DEEDWARR
08/08/2019 12:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,106.30
20190808-0079107

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

This conveyance is subject to the following: Taxes for the year 2019, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the plan of record in Instrument No. 20131016-0108127; Restrictions of record in Instrument No. 20000905-0087103, Instrument No. 20001204-0119093, Instrument No. 20010815-0088370, Instrument No. 20040319-0031603, Instrument No. 20041102-0131848, Instrument No. 20060112-0004819, Instrument No. 20101228-0102708 and Instrument No. 20100526-0040558; Charter of Cane Ridge Farms Homeowners Association, Inc., of record in Instrument No. 20010815-0088360; Variance of record in Instrument No. 20120604-0048269; Assignment of declarant rights of record in Instrument No. 20120524-0045182; Conveyance of common areas to Cane Ridge Farms Homeowners Association, Inc., of record in Instrument No. 20110128-0007971; Conveyance of open space to Cane Ridge Farms Homeowners Association, Inc., of record in Instrument No. 20010815-0088361; Easement of record in Book 4428, page 565; Book 5078, page 476; Instrument No. 20020123-0009340, Instrument No. 20050413-0041341 and Instrument No. 20060607-0067535; all of record in the Register's Office for Davidson County, Tennessee.

Witness our hands this 5th day of August, 2019.

Trevor Jason Greenberg

Laura Greenberg

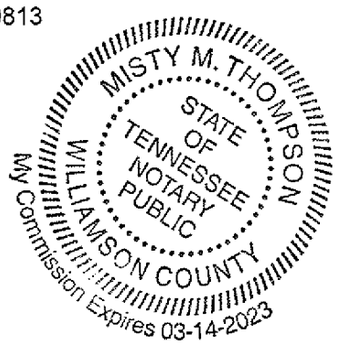
State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Trevor Jason Greenberg and Laura Greenberg, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 5th day of August, 2019.

Notary Public
My Commission Expires: 3/14/23

File No.: 29813



True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines 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: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY