Karen Johnson Davidson County
Batch# 292328 DEEDWARR
09/27/2019 12:17:45 PM 2 pgs
Fees: $13.00 Taxes: $518.00
20190927-0098570

This instrument prepared by:
Martha Brooke Perry, Attorney
Balthrop, Perry, & Noe, PLLC
102 Boyd St, PO Box 82
Ashland City, TN 37015

Wayne Greer

TO: Twins Trust
PO Box 50261
Nashville TN 37205

MAP & PARCEL:
155-14-0-001.00

SEND TAX BILLS TO: SAME

WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, I, Wayne Greer, Grantor herein; have bargained and sold and by these presents do convey unto Jessica B. Mangrum, Trustee of the Twins Trust, Grantee herein, its successors and assigns, the following described property:

> Being Lot No. 1 on the Final Plat of Chaffin Subdivision No. 5, of record in Instrument No. 20000331-0032265, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description. Said description is incorporated herein by reference the same as if copied fully herein verbatim.
>
> BEING a portion of the same property conveyed to Wayne Greer from A.W. Chaffin and wife, Edna L. Chaffin, by deed dated April 29, 2005, and recorded on May 6, 2005 of record at Instrument No. 20050506-0051334, Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to the lien of 2019 Davidson County property taxes which have been prorated and payment of which is assumed by grantees herein. This conveyance is also subject to all setbacks, easements, restrictions and other matters as shown on the plat of record for Chaffin Subdivision No. 5 recorded 3/31/2000 of record as Instrument No. 20000331-0032265, Register's Office of Davidson County, Tennessee, including the requirement of a paired driveway for Lots 1 and 2 of the subdivision; Easement(s) as set out in Warranty Deed of record to Todd Potgeter and Jennifer G. Potgeter of record as Instrument No. 20181226-0124869, said Register's Office; Restriction(s) as set out in Warranty Deed to Wayne Greer of record as Instrument No. 20050506-0051334, said Register's Office; such portions of the property as may lie within the right of way of McCrory Lane; and all other matters of record.
>
> This is improved property known as 8859 McCrory Lane, Nashville, TN 37221 and this is the same description as the prior deed of record.
>
> Maxie Greer joins in the execution of this instrument and does convey to the Grantee any interest she has in the property as the spouse of Grantor.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantee, its successors and assigns forever. I do covenant with Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. I do further covenant and bind myself and my heirs and representatives to warrant and forever defend the title unto said real property unto the Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand, this the 24th day of September, 2019.

Wayne Greer

Maxie Greer

STATE OF TENNESSEE

COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Wayne Greer and Maxie Greer, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this the 24th day of Sept., 2019.

NOTARY PUBLIC

MARTHA BROOKE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

My commission expires: 7/17/21

STATE OF TENNESSEE

COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $140,000.00.

Affiant

SWORN to and subscribed before me,

this the 25 day of September, 2019.

NOTARY PUBLIC

JAMIE A. FOLK
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My commission expires: 8-23-2022