RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch# 292973 DEEDWARR
09/30/2019 10:08:14 AM 2 pgs
Fees: $13.00 Taxes: $869.50
20190930-0099063

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 9-18-22

(AFFIX SEAL)

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TN

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: ARK191155TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Iris Rivers	Iris Rivers	
(NAME) 300 Griffin Place	(NAME) 300 Griffin Place	064-16-0E-088.00-CO
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Thirty-Five Thousand And No/100 Dollars ($235,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **REBECCA KOENIG, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **IRIS RIVERS, UNMARRIED**, 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 all of Unit 88, Building 24, as shown on the plan of the Townhomes of Truxton Village, a Horizontal Property Regime with Private Elements, filed as Exhibit A-1 to, and established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20061025-0132473, amended and restated in Instrument No. 20061106-0137656 and further amended in Instrument No. 20071105-0130490, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Declaration, reference to which is hereby made for a more complete and detailed description.

Being the same property conveyed to Rebecca R. Boillot (now married and known as Rebecca Koenig) by Warranty deed from Frances Gregory, unmarried of record in Instrument No. 20100219-0012778 Register's Office for Davidson County, Tennessee, dated February 17, 2010 and recorded on February 19, 2010.

Joel Koenig hereby joins in this conveyance for the purpose of conveying to the Grantee(s) any and all interest that he may have in said property, including but not limited to the marital interest.

unimproved ☐
This is improved ☒ property, known as 300 Griffin Place, Hermitage, TN 37076
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Rebecca Koenig this 26th day of September, 2019.

Rebecca Koenig
Rebecca Koenig

Joel Koenig
Joel Koenig

STATE OF TENNESSEE
COUNTY OF WILSON

On this 26 day of September, 2019, before me personally appeared Rebecca Koenig and Joel Koenig to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 26 day of September, 2019.

Commission Expires: 9-18-23

Notary Public

