WARRANTY DEED

Karen Johnson Davidson County
Batch# 304080 DEEDWARR
10/22/2019 10:44:30 AM 3 pgs
Fees: $18.00 Taxes: $629.00
20191022-0108104

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ **170,000.00**

Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS
21st day of October, 2019

Notary Public

MY COMMISSION EXPIRES:
8.20.2023
(Affix Seal)

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 311 E. Main Street, STE 5, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Margaret E. Dillard	New Owner	02601004700
300 Drake Street		
Goodlettsville, TN 37072		
(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, ***Morris Ray Greer, I, a/k/a Morris R Greer, unmarried,*** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO ***Margaret E. Dillard, an unmarried woman,*** 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:

The following is provided as an accommodation for informational purposes only and no insurance is provided over the following property address: 300 Drake~~s~~ Street, ~~Goodlettsville,~~ Goodlettsville, TN 37072. Said property is being described as follows:

Tract 1:
Certain real estate in Davidson County, Tennessee, as follows:
Being the South 150 feet of Lots Nos. 1 and 2 in Block "G" of the Roscoe Subdivision of record in Book 843, page 72, in the Register's Office for Davidson County, Tennessee.

Including but excluding:
Being the East one-half of the South 150 feet of Lot No. 2 in Block "G" of the Roscoe ~~Subdivisoin~~ Subdivision of record in Book 843, page 72, R.O.D.C., Tenn, said East one-half of the South 150 feet of Lot No. 2 fronts 25 feet on the North side of Drake Street and runs back between lines 150 ~~feetto~~ feet to a dead line.

Being the same property conveyed to M. H. Greer by Warranty Deed from H. Roscoe Drake and Frances F Drake dated June 11, 1934 and filed for record July 18, 1934, of record in Book 954, pae 43, Register's Office for Davidson County, Tennessee. The said M H. Greer aka Morris Hubert Greer since died intestate April 25, 1967, and by Affidavit of Heirship the said property vested in Morris Ray Greer, I a/k/a Morris R Greer, dated 10/15/19 and filed October _____, 2019, filed of record in Instrument # 201910220108102 , Register's Office, Davidson County, Tennessee.

Tract 2:
Certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the east one-half of the south 150 feet of Lot No. 2 in Block "G" of the Roscoe Sudivision of record in Book 843, page 72, R. O. D. C., Tenn.
Said East One-half of the south 150 feet of Lot No. 2 fronts 25 feet on the north side of Drake Street and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to M. H.. Greer and wife, Ruby Greer by ~~Warranty~~ Installment Deed from W. C. Moncrief & Company, Inc. dated 05/07/1945 and filed for record on 10/22/1945 of record in Book 1336, page 125, said Register's Office for said County. The said M. H. Greer aka Morris Hubert Greer died April 25, 1967 leaving Ruby Greer as surviving tenant by the entirety. The said Ruby Greer aka Ruby Estelle Greer aka Ruby Lundy Greer died testate March 31, 2005. Her estate was probated in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Case No. 05P592 under which her Last Will and Testament devised the property to her son, Morris R Greer aka Morris Ray Greer I.

This instrument is executed on behalf of Morris Ray Greer, I by his lawful Attorney-in-Fact, Morris Ray Greer, II pursuant to the powre and authority vested in him by instrument filed for record in Instrument # 201910220108103 , Register's Office, Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium plats, assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions, and (5) other matter of public record in the said Register's Office for said County.

This is: Unimproved ( )
Improved (x) Property, known as **300 Drake Street, Goodlettsville, TN 37072**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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.

Witness our hands this 21st day of October, 2019.

Morris Ray Greer, I by Morris Ray Greer, II his attorney-in-fact

Morris Ray Greer, I a/k/a Morris R Greer
By: Morris Ray Greer, II, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 21st day of October, 2019, before me personally appeared Morris Ray Greer, II to me known to be the person who executed the foregoing instrument in behalf of Morris Ray Greer, I as his Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said Morris Ray Greer, I.

Witness my hand and official seal at Hendersonville, Tennessee, this 21st day of October, 201.

My commission expires: 3/2/21

Notary Public

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Certificate of Authenticity

I, John W. Bishop, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Emily Betts, a notary public for this county and state, John W. Bishop 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:

Notary's Seal (If on paper)

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR 9, 2023