Karen Johnson Davidson County
Batch# 315653 DEEDWARR
11/14/2019 12:38:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20191114-0117558

Name and Address of New Owner and
Send Tax Bills To:
Justin Meeks
584 Hill Creek Drive
Nashville, TN 37211

This Instrument Prepared By:
Blueprint Title TN
901 Woodland Street, Suite 104
Nashville, TN 37206

Map & Parcel No: 071-11-0-263

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Bozie Greer, a married man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Justin Meeks**, "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 10 on the map of Highland Hills Subdivision, as of record in Book 1130, page 40, Register's Office for said County. SAID Lot No. 10 fronts 50 feet on the east side of Stainback Avenue and runs back between parallel lines 175 feet to a dead line.

BEING the same property conveyed to Katheryn G. Chambers and Bozie Greer, as tenants in common with the right of survivorship by Quitclaim Deed from Katheryn G. Chambers dated August 17, 1987 and recorded August 18, 1987 in Book 7327, Page 725, Register's Office for Davidson County, Tennessee.

The said Katheryn G. Chambers having since died on June 7, 2008.

NOTE: This property has not served as the primary marital residence of Grantor herein.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 13th day of November, 2019.

Bozie Greer

STATE OF Kentucky
COUNTY OF Jefferson

On this 13th day of November, 2019, before me personally appeared Bozie Greer, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13th day of November, 2019.

Notary Signature

Corinne V. Lawrence
Notary Public
State at Large, Kentucky
My Commission Expires on Jan. 8, 2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
OUNTY OF DAVIDSON

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $200,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Bailey Wind
Affiant

Sworn to and subscribed before me this 13th day of November, 2019.

Notary Signature

MISTY M. NEWCOMB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

True Copy Certification

I, Steve Berneman 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 Davidson

Personally appeared before me, Sondra Mounggey a notary public for this county and state, Steve Berneman acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2-23-2021
Notary Seal (if on paper)

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021