Karen Johnson Davidson County
Batch# 336594 DEEDWARR
12/31/2019 08:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20191231-0134698

ADDRESS NEW OWNER: David Greenlee
Marion Greenlee
1618 Melbourne Dr.
Nashville TN 37215

SEND TAX BILL TO: NEW OWNER

MAP-PARCEL NOS. 12915007200

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Jon A. Carter and Nanci C. Carter, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **David Greenlee and Marion Greenlee, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County,** State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Section 1, West Meade Highlands, of record in Plat Book 3700, Pages 69 & 70, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Jon A. Carter and Nanci C. Carter, husband and wife, from Benson W. Campbell, IV, and wife, Danielle L. Campbell, by Warranty Deed recorded on April 18, 2011, in Instrument No. 20110418-0029692, Register's Office for Davidson County, Tennessee.

Said property is being conveyed "AS-IS."

This is property with a common address of 839 Percy Warner Blvd, Nashville, TN 37205.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and paid for by the Grantor.(2) All matters appearing on the Plan of record in Plat Book 3700, Pages 69 and 70, Register's Office for Davidson County, Tennessee.(3) Restrictive Covenants of record in Book 3502, Page 153 and Book 4025, Page 420, said Register's Office.(4) Affidavit of record in Instrument No. 20110418-0029690, said Register's Office.(5) Affidavit of record in Instrument No. 20110418-0029691, said Register's Office.(6) Mortgage Loan Inspection or Survey dated March 4, 2011, by Patrick S. Coode, Surveyor, revealed the following: (a) 40' MBSL from Percy Warner Blvd.; (b) 10' drainage easement running along easterly lot line; (c) 10' PUDE running along the rear lot line; (d) a portion of the shed encroaches onto a portion of the 10' drainage easement that runs along the easterly lot line; (e) a portion of the concrete driveway encroaches onto a portion of the 10' drainage easement that runs along the easterly lot line; (f) a metal fence extends past the subject lot's rear lot line onto property not embraced by the subject lot; (g) neighbor's wood fence extends beyond subject lot's rear line.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 30th day of December 2019.

Jon A. Carter

Nanci C. Carter

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Jon A. Carter and Nanci C. Carter, husband and wife** , with whom I am personally acquainted, or who 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 and official seal at office this 30th day of December 2019.

Notary Public
My Commission Expires:

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is ~~greater for this transfer~~ is $320,000.00.

Affiant

Subscribed and sworn before me this 30th day of December 2019.

Notary Public
My Commission Expires:

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

File No. 1912K248

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 or the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Kimberly J. Thompson, a notary public for this county and state, Cindy S. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
My Commission Expires: _____

KIMBERLY J. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022