BOX 10-A

Karen Johnson Davidson County Batch# 400940 **DEEDWARR** 05/15/2020 11:20:12 AM 2 pgs Fees: $13.00 Taxes: $814.00 20200515-0050627 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF** Davidson The actual consideration or value, whichever is greater, for this transfer is $220,000.00. Affiant Subscribed and sworn to before me, this 14 day of May, 2020. Notary Public My commission expires: KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 10-02-2023

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company d/b/a SolomonParks Title & Escrow
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
City Limits Construction LLC		091-09-0-166.00
P.O. Box 40466	P.O. Box 40466	
Nashville, TN 37204	Nashville, TN 37204	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Jeanetta Greer, unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

City Limits Construction LLC, a Tennessee limited liability company

(hereinafter called the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING part of Lot No. 19 on the Map of the B. F. Cockrills Farm, Subdivided of record in Book 161, page 135, Register's Office for said County, and described according to a survey of John Kohl, dated 4 September 8, 1971, as follows:

BEGINNING at a point in the East margin of Eastboro Drive, formerly Cowan Avenue, 150 feet South of the South margin of Deal Avenue; thence Easterly 160.75 feet to a point; thence Southerly 47 feet to a point; thence Westerly 161 feet to the East margin of Eastboro Drive; thence with the margin of the same, Northerly 57.48 feet to the point of beginning.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BEING the same property conveyed to Carl Richard Greer and wife, Jeanette Greer by Warranty Deed from Carrol Lee Parker, and wife Linda Parker of record in Book 5177, page 99, Register's Office for Davidson County, Tennessee; the said Jeanette Greer is correctly known as Jeanetta Greer; the preparer of the Warranty Deed of record in Book 5177, page 99 incorrectly referred to Jeanetta Greer as Jeanette Greer due to a typographical error by inadvertence or mistake; the said Carl Richard Greer having since died on July 07, 1999 leaving the said Jeanetta Greer as surviving tenant by the entirety and sole owner of the subject property.

This is improved property known as **624 Eastboro Drive, Nashville, TN 37209.**

TO HAVE AND TO HOLD the said tract or parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

GRANTOR COVENANTS with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 14 day of May, 2020.

Jeanetta Greer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Jeanetta Greer, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed her name above.

Witness my hand and official seal this 14 day of May, 2020.

Notary Public
My Commission Expires: 8.20.2023

SolomonParks File No. 20-000094-528

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