39B

Karen Johnson
Batch# 409083
06/02/2020 12:02:42 PM
Fees: $13.00 Taxes: $1,387.50

Davidson County
DEEDWARR
2 pgs

20200602-0056515

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of May, 2020.

Notary Public

My commission expires: 3/8/22
(AFFIX SEAL)

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Linda Jane Green Patrick Douglas Green	Regions	Map 181-06-0 A Parcel 01700co
8288 Tapoco Lane	2050 Parkway Office Cir	
Brentwood, TN 37027	Birmingham, AL 35244	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

David Lile and Heather Lile, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Linda Jane Green and Patrick Douglas Green, wife and husband

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 Lot No. 17, on the Plan of Phase One, Culbertson View, RS-10 Subdivision - Cluster Lot Option of record in Instrument No. 20150803-0076314, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to David Lile and Heather Lile, husband and wife, by Deed dated April 15 ,2016 from On Point Construction Company, Inc., a Tennessee Corporation, of record in Instrument No. 20160419-0037637, Register's Office for Davidson County, Tennessee.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as shown in Instrument No. 20150803-0076314, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) All matters as shown on Book 57, Page 156, said Register's Office. (3) Restrictive Covenants contained in instrument of record in Book 10958, Page 266, and Instrument No. 20011108-0122870, Register's Office for Davidson County, Tennessee. (4) Declaration of Covenants, Conditions and Restrictions By-Laws of Culbertson View, of record in Instrument No. 20150731-0075758, and Supplement and Amendment in Instrument No. 20160225-0018028 and Instrument No. 20160509-0045837, Register's Office for Davidson County, Tennessee. (5) Grant of Easement of record in Book 11265, Page 320, said Register's Office. (6) Dedication of common areas as of record in Instrument No. 20160225-0018029, said Register's Office. (7) Included is a portion of an old family cemetery. (8) Ingress and egress of old family cemetery retained in Instrument No. 20011108-0122870, said Register's Office. (9) Charter for Culbertson View Homeowners' Association, Inc., of record in Instrument No. 20160225-0018026, and corrected in Instrument No. 20160225-0018027, said Register's Office. (10) Inspection and Maintenance Agreement for private stormwater management facility of record in Instrument No. 20140723-0065533, said Register's Office. (11) Agreement for dedication of easement for sanitary sewers and storm drainage of record in Instrument No. 20150717-0069824, said Register's Office. (12) Agreement for dedication of easement for right-of-way reservation of record in Instrument No. 20150717-0069823, said Register's Office. (13) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (_X___) Unimproved (____) property, known as **8288 Tapoco Lane, Brentwood, TN 37027**

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 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 my/our hand(s) this **28th** day of **May, 2020.**

David Lile

Heather Lile

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **David Lile and Heather Lile,** the within named sellers, with whom I am personally acquainted (or 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 Nashville, Tennessee, this **28th** day of **May, 2020.**

Notary Public

My Commission Expires: 5/9/23

COLLEEN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON