Name and Address of New Owner:
James E. Green and Montgomery W. Green
814 Kendall Drive
Nashville, TN 37207

Send Tax Bills To:
LoanDepot.com, LLC
26642 Towne Centre Drive
Foothill Ranch, CA 92610

Karen Johnson Davidson County
Batch# 428198 DEEDWARR
06/29/2020 02:46:21 PM 3 pgs
Fees: $18.00 Taxes: $2,046.10
20200629-0070273

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

Map & Parcel No: 103-09-0-085

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, **Lisa Garcia, an unmarried woman and Eric Schmoranzer and Eleanor Schmoranzer, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **James E. Green Jr. and Montgomery W. Green, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Lot 54, SECTION 4, BROOKSIDE COURTS ADDITION NO. 4, as shown on plat of record in Plat Book 2083, Page 59, in the Registers Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Lisa Garcia, an unmarried woman and Eric Schmoranzer and Eleanor Schmoranzer, husband and wife by Deed dated August 14, 2018 from Sean Peratikos and Meridith Peratikos, husband and wife, and Charles Fenner and Erin Brooks, husband and wife, recorded August 23, 2018, in Instrument Number 20180823-0083619, in the Register's Office for Davidson County, Tennessee.

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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JMSBMR20 814

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 26th day of June, 2020.

Lisa Garcia

Eric Schmoranzer by Lisa Garcia, his AIF
Eric Schmoranzer by Lisa Garcia,
his Attorney-In-Fact

Eleanor Schmoranzer by Lisa Garcia, her AIF
Eleanor Schmoranzer by Lisa Garcia,
her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of June, 2020, before me personally appeared Lisa Garcia, individually and as Attorney-in-Fact for Eric Schmoranzer and Eleanor Schmoranzer, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand this 26th day of June, 2020.

Notary Signature



AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY 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 $553,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 26th day of June, 2020.



Notary Public