Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #20-1311

Karen Johnson Davidson County
Batch# 446873 DEEDWARR
07/30/2020 12:36:35 PM 2 pgs
Fees: $13.00 Taxes: $999.00

20200730-0084174

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Catherine Crews, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Garry Andrew Greer, II, an unmarried man,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 148 on the Final Plat Revision One, Huntington Ridge Townhouse Condominiums, of record in Book 9700, page 846, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mary C. Crews, an unmarried woman by Warranty Deed from Rusty M. Culp, an unmarried woman, of record in Instrument No. 20021204-0149150, Register's Office for Davidson County, Tennessee, dated November 22, 2002 and recorded on December 04, 2002.

Being the same property conveyed to Catherine Crews, unmarried by Quitclaim Deed from Mary C. Crews, now known as Catherine Crews, an unmarried woman, of record in Instrument No. 20180220-0015773, Register's Office for Davidson County, Tennessee, dated February 09, 2018 and recorded on February 20, 2018.

Being also known as 525 Huntington Ridge Drive, #148, Nashville, Tennessee 37211.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 525 Huntington Ridge Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Garry Andrew Greer, II **525 Huntington Ridge Drive** **Nashville, TN 37211**	New Owner	**161-11-0A-148.00CO**

WITNESS THE EXECUTION HEREOF this 27th day of July, 2020.

Catherine Crews

State of Tennessee)
County of Davidson)

On this 27th day of July, 2020, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Catherine Crews, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

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

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 270,000.00.**

Affiant

Sworn and subscribed before me on this the 27th day of July, 2020.

Notary Public

My Commission Expires: _____

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024