WARRANTY DEED

Karen Johnson Davidson County
Batch# 520649 DEEDWARR
11/24/2020 10:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20201124-0137728

ADAM G LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of November, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/6/24
(AFFIX SEAL)

File No.: AGL-20-500

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ridgemont Homes, LLC	Same as owner	105 16 0 001.00
(NAME)	(NAME)	
2053 Willowmet Lane Brentwood, TN 37027		
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, OF MARY E. GREER, TRUSTEE, UNDER THE REVOCABLE GREER LIVING TRUST, DATED MAY 18, 2000, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, RIDGEMONT HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called the Grantee(s), their heirs and assigns, that 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. 20 on the plan of Section Two, Russwurm Heights, as of record in Book 2083, Page 101, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to George W. Greer and wife, Mary Ellen Greer, by Warranty Deed from John U. Wilson and wife, Louise Wilson, dated September 21, 1954, recorded September 24, 1954, in Book 2299, Page 187, in the Register's Office of Davidson County, Tennessee. The said George W. Greer having died November 2, 1999. Further being the same property conveyed to Mary E. Greer, Trustee, or her successors in trust, under the revocable Greer Living Trust, dated May 18, 2000, and any amendments thereto, by Warranty Deed from Mary Ellen Greer (being one and the same as Mary E. Greer), dated May 18, 2000, recorded May 23, 2000, in Instrument No. 20000523-0051610, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 500 Waycross Drive, Nashville, TN 37211
(House Number) (Street) (City or Town) (State) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 18th day of November, 2020

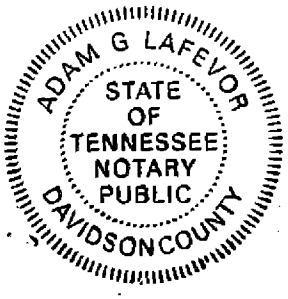
Mary E. Greer - Trustee
Mary E. Greer, Trustee, under the revocable Greer Living Trust, dated May 18, 2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of November, 2020, before me personally appeared Mary E. Greer, Trustee, under the revocable Greer Living Trust, dated May 18, 2000, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 18th day of November, 2020.

Notary Signature
My commission expires: 3/6/24



RETURN TO:

Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210
(615) 515-7171

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Adam G. LaFevor, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Adam G. LaFevor

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, the undersigned, a notary public for the above referenced county and state, Adam G. LaFevor, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MY COMMISSION EXPIRES: 5/9/23
NOTARY'S SEAL

