Name and Address of New Owner:
Benjamin Green and Kimberly Green
334 Elmington Avenue
Nashville, TN 37205

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 592893 DEEDWARR
03/17/2021 08:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20210317-0035037

This Instrument Prepared By:
Scout Title
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: 104-10-0C-013.00-CO

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, **Elizabeth W. Billings, f/k/a Elizabeth A. Wright, and Robert Billings, wife and husband**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Benjamin M. Green and Kimberly B. Green, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit F-13, on the 2nd Revised Plan of Elmington Condominium, of record in Plat Book 4660, page 60, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof, together with the appurtenant interest in the common elements of Elmington Condominium, a horizontal property regime established by master deed of record in Book 4486, page 547, corrected in Book 4673, page 102, amended in Book 4963, page 265, said Register's Office.

Being the same property conveyed to Benjamin H. Caldwell, III and wife, Lael K. Caldwell by Warranty Deed from K. Sloan Shell, unmarried recorded as Instrument No. 200541227-0153847 in the Register's Office for Davidson County, Tennessee, recorded on December 27, 2005.

Being the same property conveyed to Elizabeth A. Wright, unmarried by Warranty deed from Benjamin H. Caldwell, III and wife, Lael K. Caldwell of record in Instrument No. 20101124-0094185 Register's Office for Davidson County, Tennessee, dated November 23, 2010 and recorded on November 24, 2010. (Value of consideration shown in aforementioned deed $239,000.00.)

Being also known as 334 Elmington Avenue, Unit F-13, Nashville, Tennessee 37205.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

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

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.

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 1115174

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 2nd day of March, 2021.

Elizabeth W. Billings (SEAL)
Elizabeth W. Billings

Robert Billings (SEAL)
Robert Billings

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Elizabeth W. Billings and Robert Billings, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 2nd day of March, 2021.

STEVEN PAUL DISSER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public
My commission expires: 3/8/21

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 $390,000.00, 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
2nd day of March, 2021.

JILL L. SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires: 7/9/22

File No. 2021-1377

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., do hereby make oath that I am a licensed attorney and/or 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.

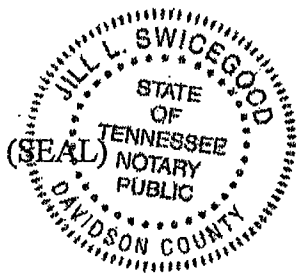
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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