Karen Johnson Davidson County
Batch# 595073 DEEDWARR
03/18/2021 10:33:30 AM 3 pgs
Fees: $18.00 Taxes: $860.25
20210318-0035967



State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$232,500.00.**

Madison Grebe
Affiant

Subscribed and sworn to before me, this the 16th day of March, 2021.

Notary Public

My commission expires: 5-9-2023
(AFFIX SEAL)

RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
MADISON B. GREBE	**NEW OWNER**	**161-09-0A-093.00 CO**
4848 Bevendean Drive, D-11		
Nashville, TN 37211		

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, I,
DANIEL WEBBER, AN UNMARRIED MAN

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

MADISON B. GREBE, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Townhome Unit No. D-11, as set forth in the Master Deed Establishing Brighton Village, Phase 3, a form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record as Instrument No. 20080117-0005582, as amended by First Amendment to Master Deed of record as Instrument No. 20080808-0081965, in the Register's Office for Davidson County, Tennessee, said Unit also being shown as part of Exhibit "E" and "A" to said Master Deed as amended.

Being the same property conveyed to DANIEL WEBBER, AN UNMARRIED MAN, by deed from RYANN E. CHANDLER, A MARRIED MAN, of record in Instrument No. 20170328-0030100, dated March 28, 2017, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 4848 Bevendean Drive, D-11, 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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 16th day of March, 2021

DANIEL WEBBER

State of Tennessee)

County of Davidson)

On this 16th day of March, 2021, before me personally appeared, **DANIEL WEBBER**, to me known to be the persons described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be his free act and deed.

My Commission Expires: 5.9.2023

Notary Public

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

TRUE COPY CERTIFICATION

I, EMILY PROPHET, do hereby make oath that I am a licensed title agent and 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.

SIGNATURE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, CHELLI MONTGOMERY, a notary public for this county and state, EMILY PROPHET, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission expires: July 5, 2021

RICHELLE B. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires JULY 5, 2021