| 20211570R | STATE OF TENNESSEE<br>COUNTY OF WILLIAMSON<br>The actual consideration or value, whichever is greater, for this transfer is $1,060,000.00.<br>Affiant<br>Subscribed and sworn to before me, this the 27th day of August, 2021.<br>Notary Public<br>My commission expires: 5/18/24 |
|---|---|

Karen Johnson Davidson County
Batch# 710838 DEEDWARR
09/07/2021 10:47:30 AM 3 pgs
Fees: $18.00 Taxes: $3,922.00
20210907-0119431

**THIS INSTRUMENT WAS PREPARED BY**
**Windmill Title, LLC**
**7103 Bakers Bridge Ave., Ste 103**
**Brentwood, TN 37027**
**Phone: (615) 613-0483**

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Information for Reference Purposes: |
|---|---|---|
| **John Andrew Greer and Rebecca Shield Greer** | **Bank of America, N.A.** | **131-01-0J-017-00-CO** |
| **106 Lexington Court** | **101 South Tryon Street** | |
| **Nashville, TN 37215** | **Charlotte, NC 28255** | |

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, WE,

**James R. Klever and Mary R. Klever, husband and wife**

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

**John Andrew Greer and Rebecca Shield Greer, husband and wife**

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Plat of Lexington Green, Phase 2 of record in Plat Book 6900, Page 798, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James R. Klever and wife, Mary R. Klever by Warranty deed from Linda Lipscomb Hummell, Trustee of the Linda Lipscomb Hummell Revocable Trust dated U/A/D June 06, 2017 of record in Instrument No. 20190802-0076515 Register's Office for Davidson County, Tennessee, dated August 01, 2019 and recorded on August 02, 2019.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__x__) unimproved (____) property known as 106 Lexington Court, Nashville, TN 37215.

[signatures appear on the following page]

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(S), 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 HANDS EFFECTIVE AS OF 27th day of August, 2021:

James R. Klever

Mary R. Klever

| | | |
|---|---|---|
| **STATE OF TENNESSEE** | ) | **INDIVIDUAL** |
| | ) | **ACKNOWLEDGEMENT** |
| **COUNTY OF WILLIAMSON** | ) | |

Personally appeared before me, a Notary Public of said County and State, James R. Klever and Mary R. Klever, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 27th day of August, 2021.

My Commission Expires: 5/18/24

Notary Public

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

I, Robin White, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original executed and authenticated according to law on August 27, 2021.

Affiant Signature

8.27.21
Date

State of Tennessee

County of Williamson

Sworn and subscribed before me this 27 day of August, 2021.

Notary

My Commission Expires: 5/23/22

MELISSA CHISUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY