Karen Johnson Davidson County
Batch# 849789 DEEDWARR
05/03/2022 08:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20220503-0050958

WARRANTY DEED

Sharon Stafford
Notary Public, Alabama State At Large
My Commission Expires May 31, 2023

STATE OF ~~TENNESSEE~~ Alabama
COUNTY OF ~~DAVIDSON~~ Baldwin
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

Affiant

SUBSCRIBED AND SWORN TO ME ON 22TH DAY OF APRIL, 2022.

Sharon Stafford
Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 7000 Executive Center Drive, Suite 125, Brentwood, TN 37027
File No.: 1955

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO: If left blank please use the address of the new owner	MAP PARCEL
William R. Greenleaf		161-02-058.00
405 Westcrest Dr		
Nashville TN 37211		

FOR AND 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, WE,

ROBERT S. STURGEON, UNMARRIED

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

WILLIAM R. GREENLEAF AND WIFE, JENNIFER B. GREENLEAF

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 50 on the Plan of McMurray Hills, of record in Book 3700, page, Register's Office for said County, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Robert S. Sturgeon by Warranty Deed from Allison K. Thomas and wife, Lynetta K. Thomas, dated June 28, 2000, recorded on June 29, 2000, in Instrument No. 200006290064541, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

2. All matters as set forth per Plat Book 3700, Page 5, said Register's office.

3. Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Book 3882, page 846, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.

This is improved property known as 465 Westcrest 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(S), their heirs and/or 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/or 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 our/my hand on the 22nd day of April, 2022.

Robert S. Sturgeon

STATE OF ~~TENNESSEE~~ ALABAMA

COUNTY OF ~~DAVIDSON~~ BALDWIN

Personally appeared before me, the undersigned, a Notary Public in and for said county and state Robert S. Sturgeon, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.
Witness my hand and official seal this 22nd day of April 2022.

Notary Public Sharon Stafford
My Commission expires: 05/31/2023

Sharon Stafford
Notary Public, Alabama State At Large
My Commission Expires May 31, 2023

Certificate of Authenticity

I, Kimberly Hollingshead, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 4.25.22

Kimberly Hollingshead, Esq.

4.25.22
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 22 day of April, 2022.

Notary Signature

My Commission Expires 9/30/24

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON