WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF ~~MAY, 2003.~~

Notary Public

MY COMMISSION EXPIRES: 1-23-06

(AFFIX SEAL)

TRACEY TRUMPHOUR NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 06/06/03 14:07 2pgs
Fees:13.00 Taxes:591.63
20030606-0078587

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tyrus S. Briggs	CTX Mortgage Company	098-05-0-A-143.00
(NAME)	(NAME)	
4017 Hallborough Way	801 - 94th Avenue North	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	St. Petersburg Florida 33702	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Ivy Gregory and wife, Pok Gregory, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tyrus S. Briggs and wife, Marina Briggs, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 101 on the Plan of Revision One, Section Five, Hamilton Hall RS15 Residential P.U.S., as of record in Instrument No. 200006150059903 and revised and amended in Instrument No. 200007280074425, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Ivy Gregory and Pok Gregory, husband and wife, by Warranty Deed from Beazer Homes Corp. dba Phillips Builders of record in Instrument No. 200107250078807, Register's Office for said County.

Subject to all matters as set forth per Plat Book 9700, Page 216 and Instrument No. 200007280074425, Register's Office of said County.

unimproved ☐

This is improved ☒ property, known as 4017 Hallborough Way, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (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 GRANTEES 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 GRANTEES, 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 30th day of May, 2003.

Ivy Gregory

Pok Gregory

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Ivy Gregory and Pok Gregory, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 5/30/2003

My Commission Expires: 1-23-06

Notary Public

WILSON COUNTY TENN. NOTARY PUBLIC AT LARGE TRACEY TRUMPHOUR

File Number2305102
RETURN TO:
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027