WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/28/03 10:16 2pgs
Fees:13.00 Taxes:440.30
20031028-0158454

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,000.00

Angela E. Hashon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF OCTOBER, 2003.

Lynda Kaye Jones
Notary Public

MY COMMISSION EXPIRES: 1/28/2006
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 1000 Northchase Drive, Suite 100, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carlos A. Garcia	Cavalry Banking	33-11.54
(NAME)	(NAME)	
806 Hamblen Drive	114 West College Street	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Murfreesboro, TN 37130	
(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, John L. Gregory, an unmarried person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carlos A. Garcia, a married person, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 245 on the Plan of Primrose Acres, Section 3, of record in Book 2900, page 71, Register's Office for said County.

Said Lot No. 245 fronts 140 feet on the southeasterly side of Hamblen Drive and extends back 256.3 feet on the northeasterly line and 206.6 feet on the southwesterly line to a dead line, measuring 148 feet thereon.

Being the same property conveyed to John L. Gregory et ux, Christine Gregory by deed from Janet Jensen Hamstra, also known as Janet K. Hamstra, of record in Book 4017, page 514, Register's Office, Davidson County, Tennessee. The said Christine Gregory is now deceased, leaving John L. Gregory as the surviving tenant by the entirety.

Subject to restrictions of record in Book 2859, page 584, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 806 Hamblen Drive, Madison, TN 37115

(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 hand this 22nd day of October, 2003.

John L. Gregory
John L. 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 John L. Gregory, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this 22nd day of October, 2003.

Commission expires:

11-27-04

Notary Public

