WARRANTY DEED

KAREN M. TATE NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF DECEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: 5-23-05

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 12/15/03 11:03 2pgs
Fees:13.00 Taxes:590.15

20031215-0178896

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dan Gregory	SAME	Map 98
(NAME) 6121 Hampton Hall Way	(NAME)	Group 05-0-A
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	Parcel 44
(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, Michael G. Bosley, Jr. and Heather E. Coles Bosley , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dan Gregory and Sally Gregory , HEREINAFTER *wife, 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. 157 on the Plan of Hampton Hall , Section One, as of record in Plat Book 9700, Page 290 and 291, 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 Michael G. Bosley, Jr. and Heather E. Coles by deed from Beazer Homes Corp. D/B/A/ Phillips Builders of record in Deed Book 10844, page 37, Register's Office for said County.

The said Michael G. Bosley, Jr. and Heather E. Coles having since married. For the purposes of this transaction the said Heather E. Coles is also known as Heather E. Coles Bosley.

Quitclaim deed to HOA as shown of record in Deed Book 10420, Page 359, Deed Book 11527, Page 620, Register's Office for said County.

Storm Water Detention Agreement as shown of record in Deed Book 10584, Page 114, Deed Book 11367, Page 156, Register's Office for said County.

Boundary plat as shown of record in Deed Book 9700, Page 216, Register's Office for said County.

Restrictive Covenants of record in Deed Book 10278, Page 257, Deed Book 10301, Page 184, Deed Book 10444, Page 460, Deed Book 10640, Page 947, Deed Book 10956, Page 520 and Instrument Number 20000608-0057413, Register's Office of said County.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 6121 Hampton Hall 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 5th day of December, 2003.

Michael G. Bosley Jr.

Heather E. Coles Bosley

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Michael G. Bosley Jr. and Wife, Heather E. Coles Bosley the bargainors, 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 12/5/2003

My Commission Expires: 6-9-07

Notary Public

WENDY L. LOCKE NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

File Number23110422
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122