Box 1 of Record 18

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/29/05 08:13 2 pgs
Fees:13.00 Taxes:421.80

20050329-0033157

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF MARCH, 2005

Notary Public

MY COMMISSION EXPIRES: 4-11-06

(AFFIX SEAL)

ALAN R. MALONEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua Z. Gregory	America's Wholesale Lender	75-12-39
(NAME)	(NAME)	
717 Netherlands Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, Wendy D. Barnett, Unmarried and Teresa Page, Unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joshua Z. Gregory and Jill Gregory, Husband and Wife, 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:

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Meadows of Tulip Grove, Section Three, of record in Plat Book 6900, Page 262, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Wendy D. Barnett, Unmarried and Teresa Page, Unmarried, with the specific right of survivorship, by QuitClaim Deed dated July 1, 1997, from Wendy D. Barnett, Unmarried, as of record in Book 10519, Page 170, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Wendy D. Barnett, Unmarried, by Warranty Deed dated May 3, 1996, from Tacopa Land, as of record in Book 10047, Page 468, said Register's Office.

This is part of the same description as in previous deed.

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

unimproved ☐

This is improved ☒ property, known as 717 Netherlands Drive, 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 our hands this 18th day of March, 2005.

Wendy D. Barnett

Teresa Page

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 Wendy D. Barnett and Teresa Page, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 18th day of March, 2005.

Commission expires: November 22, 2008

Deborah K. Devine — State of Tennessee Notary Public — Davidson County

Deborah K. Devine Notary Public