File No. 250301644

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF APRIL, 2005.

Notary Public

MY COMMISSION EXPIRES: 12-30-08
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 04/08/05 10:01 2 pgs
Fees:13.00 Taxes:321.90

20050408-0038706

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stacy Ricker	FIRST FRANKLIN, A DIVISION OF NATIONAL CITY BANK OF INDIANAPOLIS	
(NAME) 4206 Old Hickory Boulevard	(NAME) 112 TOWNPARK DR.	MAP/PARCEL 064-09-0-11
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) KENNESAW, Georgia 30144	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **James Edward Gregory, David Wayne Gregory, Janie Elizabeth Gregory-Adkins, Joseph Edward Gregory, James Ray Gregory, Wanda Sue Gregory-Nelson,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stacy Ricker, an unmarried woman** HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 6, Block 5 Plan of Berryville, as shown by plat of record in Plat Book 421, page 117, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to J.S. Gregory and wife, Daisy Gregory by deed from Emmett Lane of record in Deed Book 911, page 431, and recorded on 12/31/1932 at the Register's Office for said County.

The said J.S. Gregory and Wife, Daisy Gregory having since died leaving Joseph Ray Gregory, James Edward Gregory, David Wayne Gregory and Janie Elizabeth Gregory-Adkins as heirs by will of record in Book 11411, Page 877 in Register's Office of Davidson County, Tenessee. The said Joseph Ray Gregory having since died leaving Joseph Edward Gregory, James Ray Gregory, Wanda Sue Gregory-Nelson as heirs by will of record in Book 227, Page 59 in Register's Office of Davidson County, Tennessee.

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

This conveyance is further subject to (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, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 4206 Old Hickory Boulevard, Old Hickory, TN 37138
(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 GRANTEE(S), his/her/their heirs and 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), his/her/their heirs and assigns, against the

Witness my/our hand(s) this 5th day of April, 2005.

James Ray Gregory

Wanda Sue Gregory-Nelson

Janie Elizabeth Gregory

James Edward Gregory

Joseph Edward Gregory

David Wayne Gregory

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named James Edward Gregory, David Wayne Gregory, Janie Elizabeth Gregory, Joseph Edward Gregory, James Ray Gregory, Wanda Sue Gregory-Nelson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Wilson County, Tennessee, this 3/5/2005.

My Commission Expires: 6-9-07

Notary Public

WENDY L. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Witness my hand at office this 5th day of March, 2005.

Commission expires:

Notary Public

File Number: 250301644

RETURN TO:

Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122