Davidson County DEEDWARR
Recvd: 05/05/05 08:11 2 pgs
Fees:13.00 Taxes:471.01

20050505-0050295

# WARRANTY DEED

G-CD-05-568

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,300.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF April, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| W. Brandon Gregg | American Home Mortgage | |
| 568 Brewer Dr. | PO Box 10054 | |
| Nashville, Tennessee 37211 | Florence, SC 29501-0504 | 147-14-0 083.00 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BARBARA D. HOERZ FKA BARBARA JONES, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto W. BRANDON GREGG AND COURTNEY N. CLAY, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that 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. 308 ON THE PLAN OF WHISPERING HILLS, SECTION II-B, AS OF RECORD IN BOOK 2331, PAGE 155, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO BARBARA JONES ALSO KNOWN AS BARBARA D. HOERZ BY QUITCLAIM DEED FROM CHARLES RAY JONES RECORDED NOVEMBER 9, 1998 IN BOOK 11196, PAGE 611, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING THE SAME PROPERTY CONVEYED TO BARBARA D. HOERZ AND CHARLES RAY JONES, BOTH UNMARRIED BY WARRANTY DEED RECORDED NOVEMBER 1, 1995 IN BOOK 9845, PAGE 627, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. The said Barbara Jones has since divorced and is now known as Barbara D. Hoerz.

This conveyance is subject to any and all existing easements and restrictions as shown of record Plat Book 2331, page 155, in the Register's Office, Davidson County, Tennessee.

unimproved ( )
This is improved ( X ) property, known as 568 Brewer Dr., Nashville, Tennessee 37211
(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), 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), 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 29th day of April, 2005.

Barbara D. Hoerz

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Barbara D. Hoerz, the within named bargainor, 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, this the 29th day of April, 2005.

Mary Frances Rudy
Notary Public

My Commission Expires: 7-29-06

(SEAL)




**RETURN TO:**

2012 21st Avenue South
Nashville, TN 37212

615.383.2903