File No. 250600187

WARRANTY DEED

Return to:
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $196,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JUNE, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-29-06
(AFFIX SEAL)

JOHN CLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
613 Potomac Place, Suite 201
Smyrna, TN 37167

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen J. Pont	New Owner	108-12-0B-144.00 CO
(NAME)	(NAME)	
205 Wheaton Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 06/22/05 12:22 2 pgs
Fees:13.00 Taxes:725.20
20050622-0071571

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Bruce Gregory and wife, Melissa Lynn Gregory (formerly known as Melissa Lynn Stowers)**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stephen J. Pont, and Wife, Molly M. Pont**, 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 all of Lot No. 81, on the Plan of Phase 1A-Section 5, Harborview, as shown by plat appearing of record in Plat Book 7900, Page 485, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Bruce Gregory and Melissa Lynn Stowers (now known as Melissa Lynn Gregory) by Warranty Deed dated January 15, 1999 of record in Book 11305, Page 440, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions, Restrictions and By-Laws of record in Book 7471, Page 26, Book 7646, Page 142, Book 8263, Page 534, Book 8271, Page 863, Book 8297, Page 380 and Book 8856, Page 361; Charter of Homeowners' Association of record in Book 7522, Page 339 and Book 8263, Page 554; Right-of-Way Easement as set out in Book 8068, Page 723; Final Order regarding cemetery of record in Book 9808, Page 473 and Book 10004, Page 629; Sanitary Sewer and/or Storm Drainage Easement of record in 5856, Page 80 and Book 5856, Page 84; Storm Water Detention Agreement of record in Book 7390, Page 270; Waterline Easement of record in Book 6147, Page 886; Sewer Line Easement of record in Book 6147, Page 893; all matters shown on plat of record in Plat Book 7900, Page 485, all in the Register's Office for Davidson County, Tennessee.

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 205 Wheaton Court, Nashville, TN 37214
(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 this 15th day of June, 2005.

Bruce Gregory

Melissa Lynn Gregory

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Bruce Gregory and Melissa Lynn Gregory, 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 at office this 15th day of June, 2005.

Commission expires: 6 | 22 | 08

Notary Public

CAROL C. HOLMES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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