File No: [redacted]2587

FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $194,000.00

Melissa R White
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JULY, 2005.

Marie Bradford
Notary Public

MY COMMISSION EXPIRES: 11/26/05
(AFFIX SEAL)

MARIE BRADFORD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

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

Davidson County DEEDWARR
Recvd: 07/15/05 14:21 2 pgs
Fees:13.00 Taxes:717.80

20050715-0082487

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael F. Gregory Jr.	Franklin Ameican Mortgage Co.	62-2A-21
(NAME)	(NAME)	
2707 Riverbend Drive	501 Corporate Centre Drive, Suite 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Franklin, TN 37067	
(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, I,
Sandra A. Crow, unmarried, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Michael F. Gregory Jr. and Mary H. Gregory, Both unmarried, as joint tenants with right of survivorship, HEREINAFTER CALLED THE GRANTEE(S), HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN *Davidson* ***COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:***

Being Lot No. 70 on the Re-subdivision Lots 7A, 7B, 8A, 8B, 9A, 9B, 10A, 10B, 11A, 11B, 12A & 12B, 69A, 69B, 70A, 70B, 72A, 72B, 76B, 77A,77B, 78A, 78B, 79A, 79B, 80A and 80B, Phase 1, Section 1, RIVER TRACE ESTATES Subdivision, as of record in Plat Book 6900, Pages 324 and 325, 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 John A. Crow and wife, Sandra A. Crow by deed from VISTA PARTNERS, a Nevada General partnership of record in Deed Book 9276, page 456 and filed for record on March 11, 1994, Register's Office for said County. John A. Crow having since died.

Restrictive Covenants of record in Deed Book 6851, Pages 363 and 370; Book 6982, page 747, Register's Office of said County.

By-Laws as shown of record in Deed Book 6851, Page 390, Register's Office for said County.

Transmission Line Easement as shown of record in Deed Book 1163, Page 341, Register's Office for said County.

Flowage Easement as shown of record in Deed Book 2022, Page 83, Register's Office for said County.

Easement as shown of record in Deed Book 3959, Page 595, Register's Office for said County.

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 2707 Riverbend Drive, 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 GRANTEE(S), HER 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), HER 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 14th day of July, 2005.

Sandra A. Crow

By: Sandra A. Crow

Attest:

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 Sandra A. Crow, unmarried, 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 at office this 14th day of July, 2005.

Commission expires: April 7, 2008

Laura A Moore

Notary Public

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RETURN TO:

Cumberland Title

13018 Lebanon Road, Suite 100

Mt. Juliet, TN 37122

