WARRANTY DEED

Return to:

...urity Escrow Services, Inc.
323 Emery Drive
Nashville, TN 37214
Phone (615) 391-4185
Fax (615) 391-4189

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15TH DAY OF MARCH, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BRENDA S. LAWS NOTARY PUBLIC DICKSON COUNTY, TENN. STATE OF TENNESSEE EXP. 5/2/2006

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Diane A. Gregory	NEW OWNER	
(NAME)	(NAME)	Map 103-16-C
4225 Harding Pike, Unit 503		
(ADDRESS)		Parcel 503.00 CO
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY)	

Davidson County DEEDWARR
Recvd: 03/17/06 07:57 2 pgs
Fees:13.00 Taxes:832.50

20060317-0030778

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, **RICHARD W. TOMLIN,** an unmarried man, **MICHAEL R. LANGSTON**, an unmarried man, and **MARY JEAN TOMLIN**, an unmarried woman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **DIANE A. GREGORY**, an unmarried woman, hereinafter called the Grantee, her 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 Unit No. 503 on the Plan of Wellington Arams, of record in Plat Book 5200, Page 316, Register's Office for said County, to which plan reference is made for a complete description, together with the appurtenant interst in the common elements of Weellington Arms Condominiu, a horizontal property regime established by Master Deed of record in Book 5721, page 241, corrected in Book 5740, page 897, amended in Instrument No. 20001205-0119242, said Register's Office.

Being the same property conveyed to Richard W. Tomlin, Mary jean Tomlin, and Michael R. Langston, by Warranty Deed from Muriel Gerrie McDowell of record in Instrument No. 20041208-0146470, said Register's Office.

This conveyance is subject to (a) 2006 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

Richard W. Tomlin as attorney-in-fact for Mary Jean Tomlin pursuant to Power of Attorney dated February 28, 2006, and recorded in Instrument No 20060317 - 0030777, Register's Office for Davidson County, Tennessee, does hereby authorize and sign in behalf of Mary Jean Tomlin.

unimproved ☐
This is improved ☒ property, known as 4225 Harding Pike, Unit 503, Nashville, TN 37205

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, her heirs and assigns forever; and we do covenant with the said Grantee 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, 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 15th day of March, 2006.

Michael R. Langston

Richard W. Tomlin

Mary Jean Tomlin
By: Richard W. Tomlin, Attorney in Fact

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 Richard W. Tomlin and Michael R. Langston, the bargainors, 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 on this 15th day of March, 2006.

Commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary of the state and county aforementioned, personally appeared, Richard W. Tomlin, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Mary Jean Tomlin, and who acknowledged that he executed the same as the free act and deed of Mary Jean Tomlin.

Witness my hand and official seal at Nashville, Tennessee on this 15th day of March, 2006.

Commission expires:

Notary Public

BRENDA S. LANE NOTARY PUBLIC STATE OF TENNESSEE DICKSON COUNTY, TENN. EXP. 5/23/06

BRENDA S. LANE NOTARY PUBLIC STATE OF TENNESSEE DICKSON COUNTY, TENN. EXP. 5/23/06