File No. 260501380

WARRANTY DEED

JESSICA TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires MAY 24, 2008

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MAY, 2006.

Notary Public

MY COMMISSION EXPIRES: June 22, 2009.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney - Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen Gregson	JPMorgan Chase Bank	Map 095-04-0 Parcel 155.00
(NAME)	(NAME)	
206 Graylynn Drive	P.O. Box 572405	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Murray Utah 84157	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, I, **David R. Henson, unmarried,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stephen Gregson and wife, Terry Gregson,** 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. 43, on the Plan of Eva-Mor Heights, as shown by plat appearing of record in Plat Book 1424, Page 149, 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 David R. Henson, unmarried by Warranty Deed dated May 3, 2004 of record in Instrument No. 20040506-0052090, Register's Office for Davidson County, Tennessee.

Subject to any and all matters of Record in Plat Book 1424, page 149, 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 206 Graylynn 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 GRANTEES, their heirs and assigns forever; and I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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.

Davidson County DEEDWARR
Recvd: 06/02/06 12:44 2 pgs
Fees:13.00 Taxes:351.13
20060602-0065116

Witness my/our hand(s) this 31st day of May, 2006.

David R. Henson

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 David R. Henson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 31st day of May, 2006.

Commission expires:

Notary Public

(seal)

JESSICA TALBOTT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

My Commission Expires MAY 24, 2008

File Number: 260501380

RETURN TO:

Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122