WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of September, 2006.

Notary Public

MY COMMISSION EXPIRES: February 3, 2010.
(AFFIX SEAL)

VICKI BENJAMIN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

Davidson County DEEDWARR
Recvd: 10/24/06 10:09 2 pgs
Fees:13.00 Taxes:595.33

20061024-0131626

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 379 East Main Street
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bobby W Gregory Jr.	Bobby W Gregory Jr.	
(NAME)	(NAME)	
112 Buckingham Court	112 Buckingham Court	26-7-170.00
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20062386

For and 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, **I, Robyn Alsup Ray**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Bobby W Gregory Jr.***, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 112 Buckingham Court, Goodlettsville, TN 37072

(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, his/her heirs and assigns forever; and I do covenant with the said GRANTEE 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 GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 22nd day of September, 2006.

*and wife, Tiffany Nicole Gregory

Robyn Alsup Ray

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Robyn Alsup Ray, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Robyn Alsup Ray executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of September, 2006.

Commission expires: ~~February 3, 2010~~ 3/24/09

~~Vicki Benjamin~~ Melissa D. Rogers.
Notary Public

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TN

File No.: 20062386

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 248 on the Plan of Windsor Green, Phase 2, Section 2, of record in Plat Book 6900, Page 549, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for further description of said property.

Being the same property conveyed to Gary Lee Ray and Robyn Alsup, unmarried persons, by Warranty Deed from Harold Dennis Vaughn and wife, Kimberly Vaughan, dated February 28, 2000 and filed for record in Instrument No. 20000301-0020270, and further conveyed to Robyn Alsup Ray by Quitclaim Deed from Gary Lee Ray executed September 22, 2006 and filed for record in Instrument No. 20061024-0131625 Register's office for Davidson County, Tennesee.