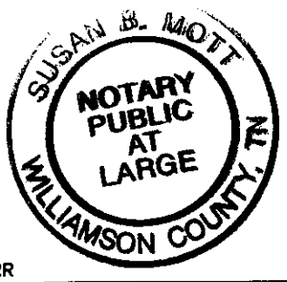
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF OCTOBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 1-16-08

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 11/01/06 11:16 2 pgs
Fees:13.00 Taxes:436.60

20061101-0135620

THIS INSTRUMENT WAS PREPARED BY
HomePlace Title, LLC
7100 Executive Center Drive
Brentwood, Tennessee 37027

20060337

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael R. Gregory	Michael R. Gregory	075-10-0 166.00
(NAME)	(NAME)	
4215 Sweden Dr.	4215 Sweden DR.	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Bob Earheart, individually and as Trustee with full power to sell, transfer, convey, mortgage or encumber, without the joinder of any beneficiary, his successors in trust, and wife, Norma Earheart***, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael R. Gregory**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 285 on the Plan of Hermitage Estates, Section 2, as of record in Book 3700, Page 23, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Bob Earheart by Quitclaim Deed dated June 26, 1975 from Evelyn R. Earheart, of record in Book 4927, Page 712, Register's Office for Davidson County, Tennessee. Also the same property conveyed to Bob Earheart, Trustee, by Warranty Deed dated September 15, 1966 from Jack W. Hester and wife, Martha E. Hester, of record in Book 4061, Page 23, Register's Office for Davidson County, Tennessee.

Norma Earheart joins in this conveyance to relinquish any right he/she may have in and to the property herein described by virtue of marriage to Bob Earheart.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 4205 Sweden Drive, Hermitage, TN 37076

(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 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, his 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 hand this 12th day of October, 2006.

Bob Earheart, Trustee

Bob Earheart, Trustee with full power to sell, transfer, convey, mortgage or encumber, without the joinder of any beneficiary, his successors in trust

Bob Earheart

Bob Earheart

Norma Earheart

Norma Earheart

STATE OF TENNESSEE

COUNTY OF DAVIDSON

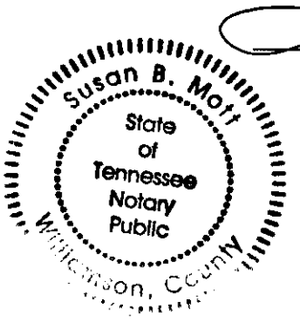
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bob Earheart, individually and as Trustee with full power to sell, transfer, convey, mortgage or encumber, without the joinder of any beneficiary, his successors in trust, and wife, Norma Earheart, the bargainor (s), 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 Brentwood, Tennessee this 12th day of October, 2006.

Commission expires: 1-16-08

Susan B. Mott

Notary Public



RETURN TO:

HomePlace Title, LLC
7100 Executive Center Drive
Brentwood, Tennessee 37027