Davidson County DEEDWARR
Recvd: 11/03/06 14:20 2 pgs
Fees:13.00 Taxes:823.25

20061103-0137138

THIS INSTRUMENT PREPARED BY:
The Title Shop, LLC
1612 Westgate Circle, Suite 213
Brentwood, Tennessee 37027

FROM: Jeff Lentz and Renee Lentz, Grantors
TO: Brandon Gregg and Cassie Gregg, Grantees

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map/Parcel Numbers
Brandon Gregg and Cassie Gregg 6224 Tuckaleechee Lane Antioch, TN 37013	Same as Owner	181-03-0A-94.00C0

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

I hereby swear or affirm that the actual consideration or value, whichever is greater, for the transfer is $222,500.00.

Affiant

Subscribed and sworn to before me this the 27 day of October, 2006.

My commission expires: 7-24-10

NOTARY PUBLIC

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, We, **Jeff Lentz** and **Renee Lentz**, husband and wife, hereinafter called the Grantors have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto **Brandon Gregg** and **Cassie Gregg**, husband and wife, hereinafter called the Grantees, Grantees' heirs and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 94, Indian Creek Estates, Section 2, of record in Plat Book 9700, page 558, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jeff Lentz and wife, Renee Lentz, by deed, recorded 03/12/2002 in Instrument No. 20020312-0031228, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and set back lines, if any, easements and right-of-way for public utilities.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: **6224 Tuckaleechee Lane, Antioch, TN 37013**.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all appurtenances, estate, title, hereditaments and interest thereunto belonging to said Grantees, their heirs, successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said land in fee simple; have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors further covenant and bind ourselves, our heirs and representatives to forever warrant and 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 grades.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 27TH day of OCTOBER, 2006.

"GRANTORS"

Jeff Lentz

Renee Lentz

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared, the within named Jeff Lentz and Renee Lentz, the bargainor/s with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee this 27TH day of OCTOBER, 2006.

My commission Expires: JUNE 19, 2007

Notary Public

{Seal}

RUDICK J. MURPHY, II
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN