File No. 271200756

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/18/08 14:29 3 pgs
Fees:18.00 Taxes:640.10
20080118-0006010

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,000.00

Richard E Gregory
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JANUARY, 2008.

Judy Reed
Notary Public

MY COMMISSION EXPIRES: 11/22/09
(AFFIX SEAL)

JUDY REED NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard E. Gregory	Regions Bank d/b/a Regions Mortgage	064-16-OD-185.00
(NAME) 2616 Spring Farm Lane	(NAME) 2050 Parkway Office Circle	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Gregory M. Davis and wife, Mylinda R. Davis,

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Richard E. Gregory and Donna K. Gregory, husband and wife,

HEREINAFTER CALLED THE GRANTEE(S), THIER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 323, Section Four Truxton Park, as shown by plat of record in Instrument Number 200205280064435, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Gregory M. Davis by Deed dated December 13, 2002 from Beazer Home Corporation DBA Phillips Builders of record in Instrument Number 200212180156164, Register's Office for said County.

Mylinda R. Davis joins in this conveyance to convey any and all rights she may have in this property.

Restrictive Covenants of record in Instrument Number 200010300107559, and 200205060055597, and 200207180086907, Register's Office of said County.

Homeowner's Association Charter of record in Book 200011010108603, Register's Office for said County.

By-Laws as shown of record in Instrument Number 200011010108604, Register's Office for said County.

Sewer Easement as shown of record in Instrument Number 200001208012300, Register's Office for said County.

Stormwater Detention Agreement of record in Instrument Number 200205240063322, Register's Office for said County.

Quit Claim to Homeowner's Association for Open Space of record in Instrument Number 200503110027269, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

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 2616 Spring Farm Lane, 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(S), THIER heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), THIER 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/our hands this 11th day of January, 2008.

Gregory M. Davis

Mylinda R. Davis

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Gregory M. Davis and wife, Mylinda R. Davis the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 11th day of January, 2008.

Commission expires: 6-27-2011

Notary Public

Wendy L. Locke State of Tennessee Notary Public Wilson Co.

File Number: 271200756

RETURN TO:

Cumberland Title

13018 Lebanon Road, Suite 100

Mt. Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Mandy Alsup, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Wendy L Locke, a notary public for this county and state Mandy Alsup, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

Wendy L. Locke
State of Tennessee Notary Public
Wilson Co.

My Commission Expires: 6-27-2011

271200756