WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/22/08 12:49 2 pgs
Fees:13.00 Taxes:347.80

20080222-0017550

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,000.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11th DAY OF FEBRUARY, 2008.

Notary Public

MY COMMISSION EXPIRES: 2/24/09
(AFFIX SEAL)

JEANINE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
CLG Title and Escrow Services, LLC
1222 16th Avenue South, Suite 10, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Bobbie M Gregg	Bobbie M. Gregg	162-01-0B-017.00
(NAME)	(NAME)	
450 Claircrest Drive	450 Claircrest Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(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, I, STEPHANIE ANN DUELL, AN UNMARRIED WOMAN HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BOBBIE M. GREGG, AN UNMARRIED WOMAN AND LARENT M. GREGG, AN UNMARRIED WOMAN, 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 Lot No. 17, Clairmont Subdivision, Phase I, of record in Plat Book 6050, page 286, Register's Office for said County, to which reference is made for a more complete and accurate description of said lot.

Being the same property conveyed to STEPHANIE ANN DUELL, UNMARRIED, by deed from MICHELLE BRISON ADAMS AND HUSBAND, THOMAS W. ADAMS, of record as Instrument No. 20020702-0079249, dated June 28, 2002, said Register's Office.

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 x property, known as 450 Claircrest Drive, Antioch, TN 37013
(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 we do covenant with the said GRANTEES 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 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.

Witness our hands this 11th day of February, 2008.

Stephanie Ann Duell

Stephanie Ann Duell

STATE OF TEXAS,
COUNTY OF Harris

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

Witness my hand and official seal at Cypress TX this 11th day of February, 2008.

My commission expires: 11/27/2010

Notary Public

RENNA Jo STRICKLER

RETURN TO:

CLG Title and Escrow Services, LLC
1222 16th Avenue South, Suite 10
Nashville, TN 37212