File Box 24B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/23/08 15:08 2 pgs
Fees:13.00 Taxes:702.96

20080623-0064637

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,990.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JUNE, 2008.

Notary Public

MY COMMISSION EXPIRES: October 22, 2011.

(AFFIX SEAL)

ARGUNDELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walker Grimes, Jr.	Countrywide Bank, FSB	MAP 162-16 - D-0 PARCEL 57.00 CO
(NAME)	(NAME)	
4721 Crystal Brook Drive	3011 Armory Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville, TN 37204	
(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, **James Gregg and wife, Kathryn Gregg**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Walker Grimes, Jr. and wife, Peggy J. Grimes**, 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:

Being Lot No. 11 on the plan of Honey Brook Subdivision, Section 3, of record in Book 7900, page 379, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James Gregg and wife, Kathryn Gregg by deed from Milton R. Hughes, a widower, dated 5/28/99 of record in Book 11511, page 680, Register's Office for Davidson County, Tennessee.

This is the same legal description as used in the prior Deed.

This conveyance is subject to 2008 taxes, prorated and assumed by the Grantees.
Subject to all matters as set out on the plan of record in Book 7900, page 379, said Register's Office
Declaration of Covenants, Conditions, and Restrictions as set out in Book 8289, page 145, Book 8289, page 198, Book 8434, page 447 and By-Laws of record in Book 8289, page 165, said Register's Office.
Charter of Homey Brook Homeowners Association as set out in Book 8289, page 200, said Register's Office.
Deed to Common Areas as set out in Book 8398, page 457, said Register's Office.
Subject to the assessment of homeowners association fees, if any.
Subject to sanitary sewers easement as set out in Book 9466, page 781, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4721 Crystal Brook 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 20th day of June, 2008.

James Gregg

Kathryn Gregg

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public, in and for the aforesaid State and County, James Gregg and wife, Kathryn Gregg, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath executed the within instrument for the purposes contained therein.

Witness my hand and official seal at Brentwood, Tennessee this 20th day of June, 2008.

Commission expires: October 22, 2011

Ann B. Waddell Notary Public

