WARRANTY DEED

RETURN TO:
Four Star Title, LLC
541 N. Mt. Juliet Rd., #2201A
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24TH DAY OF AUGUST, 2010.

Notary Public

MY COMMISSION EXPIRES: 3/[illegible]

(AFFIX SEAL)

Shella McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County, TN

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen V. Gregson	Guaranty Trust Company	096-16-44
(NAME)	(NAME)	
705 Ortega Road	316 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214	Murfreesboro, TN 37129	
(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, Tara G. Stephens, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephen V. Gregson and wife, Terry J. Gregson, 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. 43, on the Plan of Section V, Hickory Bend, of record in Plat Book 3600, page 45, Register's Office for Davidson County Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Tara G. Stephens, by deed of record in Book 11527, Page 664, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Tara G. Stephens by Victor Hazelwood as her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20101005-0079694, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 705 Ortega Rd., Nashville, TN 37214

(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.

BILL GARRETT, Davidson County
Trans:T20100063011 DEEDWARR
Recvd: 10/05/10 14:03 2 pgs
Fees:13.00 Taxes:323.75
20101005-0079695

Witness my hand this 24th day of August, 2010.

Tara G. Stephens by Victor Hazelwood, her attorney in fact

STATE OF TENNESSEE

COUNTY OF Davidson

On this the 24th day of September, 2010, before me personally appeared Victor Hazelwood, the person who executed the foregoing instrument on behalf of Tara G. Stephens and who acknowledged that he executed the same as the free act and deed of the said Tara G. Stephens, through Power of Attorney granted he by the said Tara G. Stephens.

Witness my hand and official seal at Nashville, Tennessee this 24th day of September, 2010.

Commission expires:

Notary Public