WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110010578 DEEDWARR
Recvd: 02/22/11 09:29 2 pgs
Fees:13.00 Taxes:532.62
20110222-0014301

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,952.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th day of February, 2011

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES November 7, 2011

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 1725 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William E. Gregory	SunTrust Mortgage, Inc.	06509002800
(NAME)	(NAME)	
4809 Everest Dr	401 Commerce Street Suite 6100	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Nashville, TN, 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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/WE, **George Carl Bitzer and etux Georgiana L. Bitzer**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **William E. Gregory**, a married man 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. 61 on the Plan of Sherwood Forest Subdivision, Section 3, of record in Book 4460, Page 81, Register's Office for Davidson County, Tennessee.

Said Lot No. 61 fronts 74 feet on the Easterly margin of Everest Drive, and runs back 162.97 feet on the South sideline, and 144.44 feet on the North sideline, and measures 110.20 feet across the rear lot line.

Being the same property conveyed to George Carl Bitzer etux Georgiana L. Bitzer by Warranty Deed from Johnson Homes, Inc., recorded on the 24th day of October, 1972 in Book 4649, Page 255, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4809 Everest Dr, Old Hickory, TN 37138

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, has 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 **18th** day of **February, 2011**

George Carl Bitzer by Thomas Bitzer Attorney in fact
George Carl Bitzer by Thomas Bitzer, attorney in fact

Georgiana L. Bitzer by Thomas Bitzer Attorney in fact
Georgiana L. Bitzer by Thomas Bitzer, attorney in fact

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary, personally appeared Thomas Bitzer, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of George Carl Bitzer and Georgiana L. Bitzer, and who acknowledged that he executed the same as the free act and deed of the said George Carl Bitzer and Georgiana L. Bitzer, by virtue of a Power of Attorney, duly executed and appearing of record in Book *_____, page _____, said Register's Office..

*20110222 0014300

Witness my hand and official seal this 18th day of February, 2011.

Tabatha Edwards
NOTARY

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES November 7, 2011

My Commission Expires: _____