BILL GARRETT, Davidson County
Trans:T20110036485 DEEDWARR
Recvd: 06/17/11 14:54 3 pgs
Fees:18.00 Taxes:851.00
20110617-0046770

39-B

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Annette M. Williams
7208 Magnolia Hills Drive
Nashville, Tennessee 37221

MORTGAGEE:

SEND TAX BILL TO:
XXXXXXX
XXXXXXX
F&M BANK
10 Cadillac Drive #100
Brentwood, TN 37027

MAP	**155**
GROUP	**12A**
PARCEL	**24.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Michael W. Gregory and wife, Angela Rohling Gregory,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Annette M. Williams**, unmarried person, hereinafter called the GRANTEE, her 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. 24 on the Plan of Magnolia Hills of record in Book 7900, page 809, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Michael W. Gregory and Angela G. Rohling (now Gregory) by deed from Dawson E. Hignutt and wife Gail L. Hignutt of record in Instr. 20050928-0116612, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2011 and subsequent years.

This is **improved** property known as **7208 Magnolia Hills Drive, Nashville, Tennessee 37221.**

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, her heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 the **6th** day of **June, 2011.**

/ Michael W. Gregory

by: Angela R. Gregory Atty in fact

Michael W. Gregory by Angela R. Gregory as Attorney in Fact

Angela Rohling Gregory

Angela Rohling Gregory

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Angela Rohling Gregory**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 6th day of June, 2011.

Thomas I. Bottorff, Notary Public

THOMAS I. BOTTORFF STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 11/24/2013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Angela R. Gregory**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Attorney in Fact for Michael W. Gregory and that as said Attorney in Fact she executed the within Warranty Deed for the purposes therein contained by signing the name of Michael W. Gregory as his free act and deed..

WITNESS my hand and official seal this 6th day of June, 2011.

Thomas I. Bottorff, Notary Public

THOMAS I. BOTTORFF STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 11/24/2013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $230,000.00.

Annette M Williams
AFFIANT

Subscribed and sworn to before me on this 6th day of June, 2011.

KENNETH BAILEY NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

Notary Public

My Commission Expires: 7-8-13