File 24466-8

Box 14

WARRANTY DEED	State of Tennessee County of Davidson
BILL GARRETT, Davidson County Trans:T20120091796 DEEDWARR Recvd: 12/03/12 09:36 2 pgs Fees:13.00 Taxes:388.50 20121203-0110568	The actual consideration or value, whichever is greater, for this transfer is **$105,000.00** Affiant Subscribed and sworn to before me, this the 27th day of November, 2012. Notary Public My commission expires: 2/24/13 (AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Bradley C. Carver	**U.S. Bank N. A.**	**Map 072-13-0 Parcel 310-00**
830 Douglas Ave.	**3180 Rider Trail South**	
Nashville, TN 37206	**Earth City, MO 63045**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Barry Gregory, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bradley C. Carver, a single 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:

Land in Davidson County, Tennessee, being Lot No. 5 of Block A, on the Plan of The Revised Subdivision Plat of a part of L.M. Ezell's 12.11 acre tract of the Talbot Land, of record in Book 1130, Page 5, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to John M Groves and wife, Neomia I. Groves, by Deed dated May 1, 1961from Lee Beaty, an unmarried man, of record in Book 3221, Page 602, Register's Office for Davidson County, Tennessee. The said property was divested out of John M. Groves and wife and vested in Barry Gregory by Clerk and Masters Final Decree Confirming Sale of record in Instrument No. 20100112-0002950, said Register's Office. The said property was further conveyed to Barry Gregory by Quitclaim Deeds dated April 16, 2010 from James A. Whitehead, individually as of record in Instrument No. 20100427-0031964 and from James A. Whitehead, Executor of the Estate of Naomi I. Groves, of record in Instrument No. 20100427-0031965, said Register's Office.

This property has never been the principal residence of the Grantor or the Grantor's spouse.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__X__) Unimproved (____) property, known as **830 Douglas Ave., Nashville, TN 37206**

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 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 my/our hand(s) this **27th** day of **November, 2012.**

Barry Gregory

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Barry Gregory,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **27th** day of **November, 2012.**

Notary Public

My Commission Expires: 2/24/13

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.