WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120092732 DEEDWARR
Recvd: 12/05/12 09:11 2 pgs
Fees:13.00 Taxes:617.90
20121205-0111786

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$167,000.00**.

Affiant

Subscribed and sworn to before me, this the 28th day of November, 2012.

Notary Public

My commission expires: 8/23/16

(AFFIX SEAL)

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
Byron O. Maclin	Mortgage Inv Grp	**Map 150-12-0A, Parcel 112.00CO**
3549 Seasons Drive	8320 E. Walker Springs Ln #200	
Antioch, TN 37013	Knoxville, TN 37923	

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,

L. Kay Gregath and John T. Gregath, wife and husband

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

Byron O. Maclin, unmarried

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. 754 on the Final P.U.D. Plan of Somerset, Phase V-D, of record in Plat Book 7900, page 670 and Plat Book 6900, page 733, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to L. Kay Gregath and John T. Gregath, by Special Warranty Deed from U. S. Bank National Association on behalf of the Certificate Holders of CSAB Mortgage Backed Pass-Through Certificates, Series 2006-3, dated February 17, 2012, of record in Instrument No. 20120312-0021108, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 7619 page 647, Book 7657, page 583, Book 7675, page 923; Book 7776, page 826; Book 8708, page 630, Book 9245, page 332 and Instrument No. 20060405-0039162; By-Laws of record in Book 7619, page 679, Book 9509, page 363, Book 9647, page 472 and Instrument No. 20090513-0044145; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

This is improved (_X___) Unimproved (____) property, known as: **3549 Seasons Drive, Antioch, TN 37013**

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 **28th** day of **November, 2012.**

L. Kay Gregath
L. Kay Gregath

John T. Gregath
John T. Gregath

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **L. Kay Gregath and John T. Gregath,** 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 **28th** day of **November, 2012.**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 2/24/

Return To:

FOUNDATION
TITLE AND ESCROW, LLC
2672 ~~1725~~ N. Mt. Juliet Rd., ~~Ste. C~~
Mt. Juliet, TN 37122