BILL GARRETT, Davidson County
Trans:T20130004432 DEEDWARR
Recvd: 01/16/13 11:51 2 pgs
Fees:13.00 Taxes:973.10
20130116-0005209

This instrument prepared by: John F. Morreale, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this14 day of September , A.D., 20 12 , by and between

Matthew C. Everett and Amy Coombs Everett Husband and wife

First Parties, and

Dominic J. Gregali and wife, Megan W. Gregali

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ----------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 109 ON THE PLAN OF BANBURY CROSSING, SECTION THREE, A PLANNED UNIT DEVELOPMENT, AS OF RECORD IN BOOK 9700, PAGE 665 &666, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO W. AARON FORTNER, AS TRUSTEE, BY QUITCLAIM DEED FROM MATTHEW C. EVERETT AND AMY COOMBS EVERETT (FORMERLY KNOWN AS AMY M. COOMBS), AND FROM W. AARON FORTNER, AS TRUSTEE TO MATTHEW C. EVERETT AND AMY COOMBS EVERETT, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY, RECORDED ON SEPTEMBER 1, 2011, OF RECORD IN INSTRUMENT NO. 20110901-0067876, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

OWNER:
Dominic J. Gregali
740 N. Wickshire Way
Brentwood, TN 37027

RESPONSIBLE TAXPAYER:
The Farmers Bank
P.O. Box 657
White House, TN 37188

Map & Parcel# 172090A10900CO

CLT # _____

MR-PA-239333

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

x _____ x _____

Matthew C. Everett Amy Coombs Everett

✓STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, Matthew C. Everett and Amy Coombs Everett Husband and wife, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of September 2012.

✓ _____ Notary Public

My Commission Expires: 8-1913

NANCY T. GOINS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

I hereby swear or affirm that, the actual consideration for this transfer or value of the property transferred, whichever is greater is $263,000.00. Affiant _____.

Subscribed and sworn to before me this 10th day of January, 2013.

My Commission Expires: _____
Notary Public

9-21-15

SONYA M. BRANHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY