BILL GARRETT, Davidson County
Trans:T20130009364 DEEDWARR
Recvd: 02/04/13 10:29 2 pgs
Fees:13.00 Taxes:623.45
20130204-0011218

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5409 Maryland Way
Suite 130
Brentwood, Tennessee 37027
File No.: TN122600

WARRANTY DEED

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of January, 2013.

NOTARY PUBLIC

My commission expires: 8/16/14

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5409 Maryland Way, Suite 130, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly Gregory et vir 2772 Fleet Drive Hermitage, TN 37076	Same address as new owner	086-14-0-B-163.00 CO

FOR AND IN CONSIDERATION of the sum of One Hundred Sixty Eight Thousand Five Hundred and 00/100 Dollars ($168,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **COURTNEY GARRISON, UNMARRIED,** hereinafter called the Grantors, has bargained and sold and by these presents do hereby transfer and convey unto, **KIMBERLY GREGORY AND ONNIE GREGORY, WIFE AND HUSBAND**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee being Lot NO. 169, on the Plan of Fleetwood Subdivision, Phase Two, of record in Book 6900 page 738 and 739 Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Courtney Garrison by Quitclaim Deed from Matthew Thomas Garrison, dated 4/28/2011, recorded 6/2/2011, of record in Instrument 20110602-0042079, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on plat of record in Book 6900, page 739; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known and designated as 3513 Greenwood Drive, Hermitage, TN 37076 and is also known and designated as 2772 Fleet Drive, Hermitage, TN 37076 (mailing address).

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2013 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 28th day of January, 2013.

X Courtney Garrison
COURTNEY GARRISON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Courtney Garrison, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 28th day of January, 2013.

MICHAEL P KEARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

Notary Public

Michael P. Kearney
Printed Notary Name

My commission expires: 3-8-2016