BILL GARRETT, Davidson County
Trans:T20130028507 DEEDWARR
Recvd: 04/08/13 14:49 2 pgs
Fees:13.00 Taxes:769.60

20130408-0034633

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $208,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of April, 2013.

Notary Public

My commission expires:

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
Keith H. Solomon, Attorney
1535 West Northfield Blvd., Suite 16
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Juan Borges	GARDNER FINANCIAL SERVICES	**181030A09400CO,**
6224 Tuckaleechee	1636 N.E. LOOP 410, SUITE 700	
Cane Ridge, TN 37013	SAN ANTONIO, TX 78209	

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

Brandon Gregg and Cassie Gregg, husband and wife

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

Juan Borges, 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. 94 on the Plan of Section Two, Indian Creek Estates of record in Plat Book 9700, Page 558, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brandon Gregg and Cassie Gregg, husband and wife, by Deed from Jeff Lentz and Renee Lentz, husband and wife, of record at Instrument No. 20061103-0137138, Register's Office for Davidson County, Tennessee, dated October 27, 2006 and recorded on November 3, 2005.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Subject to all matters shown on the Plan of record in Plat Book 9700, Page 558; Easement for Family Cemetery of record in Book 6549, Page 403; Covenants, Conditions and Restrictions of record in Book 10752, Page 553; Supplemental in Instrument No. 20030509-0062505, No. 20050118-0006063; No. 20060523-0060562, No. 20070606-0067790, and No. 20070606-0067791; Amendment in Instrument No. 20000727-0074152, Register's Office for Davidson County, Tennessee.

This is improved (X) unimproved ( ) property known as 6224 Tuckaleechee Cane Ridge, 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 our hands this 4th day of April, 2013.

Brandon Gregg

Cassie Gregg

Cassie Gregg

STATE OF Tennessee

COUNTY OF Rutherford

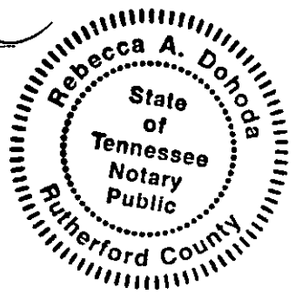
I, Rebecca Dohoda, a Notary Public of the County and State first above written, do hereby certify that Brandon Gregg and Cassie Gregg personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 4th day of April, 2013.

Notary Public

My Commission Expires: 05/23/16

(SEAL)



File #: **213233**
RECORD & RETURN TO:
Solomon \ Parks Title & Escrow, LLC
1535 WEST NORTHFIELD BLVD. SUITE 16
MURFREESBORO, TN 37129