BILL GARRETT, Davidson County
Trans:T20130051674 DEEDWARR
Recvd: 06/19/13 12:23 3 pgs
Fees:18.00 Taxes:1276.50
20130619-0062717

ADDRESS OF NEW OWNER:
AND SEND TAX BILLS TO:
Peggy Campbell Steele, Trustee
4402 Harding Place #1
Nashville, TN 37205

THIS INSTRUMENT WAS PREPARED BY:

KELLY & SMITH
121/125 PUBLIC SQUARE
GALLATIN, TENNESSEE 37066

MAP and PARCEL #130-07-0-A 001.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **THREE HUNDRED FORTY-FIVE THOUSAND AND NO/100 ($345,000.00) DOLLARS**, cash in hand paid, the receipt of which is hereby acknowledged, **GREGORY REAL ESTATE LLC,** a Wyoming closed limited liability company, has this day bargained and sold and by these presents does hereby transfer and convey unto **PEGGY CAMPBELL STEELE, TRUSTEE OF THE PCS TRUST,** her successors and assigns, the following described lot or parcel of land situated in Davidson County, Tennessee, within the corporate limits of the City of Belle Meade, as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 1 of Stone's Throw Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Stone's Throw Condominium of record in Book 9650, Page 916, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of the other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed

BEING the same property conveyed to Gregory Real Estate LLC by deed from Elizabeth A. Jackson, dated August 23, 2012 and filed for record as Instrument #20120831-0078836, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the above described lot or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said GRANTEE, her successors and assigns, in fee simple forever.

THE GRANTOR COVENANTS with the said GRANTEE that it is lawfully seized and possessed of the above-described lot or parcel of land, that it has a good right to convey same, and that the same is unencumbered, EXCEPT for 2013 real estate taxes which are to be pro-rated and payment assumed by Grantee, applicable zoning and building regulations and permits, and all visible easements.

THE GRANTOR FURTHER COVENANTS with the said GRANTEE and binds itself, its heirs and legal representatives, to warrant and forever defend the title to said lot or parcel of land, unto the said GRANTEE, her successors and assigns, against all lawful claims of all persons whomsoever; EXCEPT as hereinabove set forth.

WITNESS our hands this the 14 day of June, 2013.

GREGORY REAL ESTATE LLC

BY: ODRIC GREGORY, CHIEF MEMBER

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, ODDRIC GREGORY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged himself to be the Chief Member of Gregory Real Estate LLC, the bargainor, a Wyoming closed limited liability company, and that he as such Chief Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained as such Chief Member of Gregory Real Estate LLC.

WITNESS my hand and official seal at Gallatin, Tennessee, on this the 14 day of June, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-25-16

VICKI GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-25-2016

OATH

STATE OF TENNESSEE

COUNTY OF Sumner

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$345,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me, this the 14 day of June, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-25-16

VICKI GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-25-2016