RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 299,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of August, 2013

Notary Public

MY COMMISSION EXPIRES: June 21, 2016
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| Frank L. Gregori | Mortgage Research Center, LLC | Parcel ID: |
| 205 Springhaven Court | 1400 Veterans United Drive | 126160A03200 |
| Nashville, TN 37221 | Columbia, MO 65203 | |

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 acknowledged, we

**Michael Kormos and wife, Virginia A. Kormos**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

**Frank L. Gregori and Brendamae Gregori, husband and wife**

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. 32 on the Plan of Riverwalk, Phase 1-A, Section 1 and Phase 1-B, Section 1, of record in Instrument No. 20011026-0117231, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael Kormos and wife, Virginia A. Kormos by deed from Westview Homes, LLC, of record in Instrument 20040712-0082346, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Instrument 2001110505121083; 200204240059565; 2006023200031638; 200611030136691; and 200612140154502, said Register's Office.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20011026-0117231, said Register's Office; (3) Easement to TN Electric Power of record in nBook 751, Page 375 and Book 787, Page 7, Register's Office for said County; (4) Easement to TVA of record in Book 4205, Page 194 and Book 4226, Page 715 and Book 4257, Page 647, Register's Office for said County; (5) Easement to Harpeth Utility District of record in Book 7526, Page 315, 318, and 324, Register's Office for said County; (6) Access Easement of record in Instrument 200107060625538, Register's Office for said County; (7) Storm Water Detention Agreement of record in Instrument 200109190101279 and 200211190143657, Register's Office for said County; (8) Landscape Easement of record in Instrument 200109190101280, Register's Office for said County; (9) Utility Easement of record in Instrument 200211250145984, Register's Office for said County; (10) Easement to Metro of record in Instrument 200408260103240, Register's Office for said County.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( X ) property, known as 205 Springhaven Court, Nashville, TN 37221

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, their heirs and assigns forever; and we do covenant with 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.

BILL GARRETT, Davidson County
Trans:T20130069956 DEEDWARR
Recvd: 08/14/13 11:31 2 pgs
Fees:13.00 Taxes:1108.15
20130814-0085327

Witness our hands this 12th day of August, 2013.

Michael Kormos

Virginia A. Kormos

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Kormos and Virginia A. Kormos, 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 and official seal at Brentwood, Tennessee, this 12th day of August, 2013.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.