WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130086123 DEEDWARR
Recvd: 10/04/13 13:53 2 pgs
Fees:13.00 Taxes:947.20
20131004-0104647

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $256,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2013.

Notary Public

MY COMMISSION EXPIRES: 6/15/14

(AFFIX SEAL)

CONNIE J BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 370

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Andrew Mumma	NEW OWNER	08309010800
(NAME)	(NAME)	
1308 Forrest Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206-2742		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Emma J. Gregory , unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Andrew Mumma , a single man and Jonathan Mumma , a single man, as joint tenants with right of survivorship**, hereinafter called the GRANTEE(S), their heirs and/or 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 #18 and the easterly 30 feet of Lot #19 on the Plan of Andrew Allison's Addition, Block 2, as of record in Book 161, Page 74, Register's Office, Davidson County, Tennessee. Said Lot #18 and part of Lot #19 adjoin and front together 80 feet on the southerly side of Forrest Avenue and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Clyde L. Gregory and wife, Emma J. Gregory by Deed from William R. Ridley and wife, Trixie L. Ridley, dated and filed for record on 08/02/1974 in Book 4839, Page 953, and being further conveyed to Clyde L. Gregory by by Deed from S T. Snodgrass, Trustee and Clyde L. Gregory and Emma J. Gregory, dated and filed for record on 10/25/1995 in Book 9837, Page 210, Register's Office for Davidson County, Tennessee. The said Clyde L. Gregory died testate on 05/31/2005 devising subject property to Emma J. Gregory as evidenced by the Last Will and Testament attached as Exhibit A to the Order filed in Instrument 200609010108378, said Register's Office.

Being the same property conveyed to Cleveland Price, Jr., Hilda R. Price and Emma J. Gregory by Deed from Emma J. Gregory, dated 02/12/2013 and filed for record on 02/26/2013 in Instrument 201302260019110, and further conveyed to Emma J. Gregory by Deed from Cleveland Price, Jr. and wife, Hilda R. Price, dated 08/14/2013 and filed for record on 08/23/2013 in Instrument 201308230089283, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

All matters as set forth per plat of record in Book 161, Page 74, said Register's Office.
County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1308 Forrest Avenue, Nashville, TN 37206-2742
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 my hand this 30th day of September, 2013.

Emma J. Gregory

Emma J. Gregory

State of Tennessee
County of Williamson

Personally appeared before me Emma J. Gregory, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of September, 2013.

Notary Public
My Commission Expires: 8/27/17

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

DONALD R. HARRETT
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122