BILL GARRETT, Davidson County
Trans:T20130105127 DEEDWARR
Recvd: 12/17/13 15:17 2 pgs
Fees:13.00 Taxes:1030.45
20131217-0127549

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 278,500.00

Affiant

Subscribed and sworn to before me, this 15th day of November, 2013.

Notary Public

My commission expires: 7-24-17

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
REBECCA ELISE GREGORY	**RENASANT BANK**	**105140C00200CO**
2202 KNOWLES AVENUE	**2001 PARK PLACE NORTH, SUITE 650**	
NASHVILLE, TN 37204	**BIRMINGHAM, AL 35203**	

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,

NATHAN HYSMITH, A MARRIED MAN

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

REBECCA ELISE GREGORY, AN UNMARRIED WOMAN

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 Unit. No. 2202 on the Plan of The Park at Melrose Townhomes; a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of The Park at Melrose Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20070604-0065994, and First Supplementary Declaration of Covenants of record in Instrument No. 20070614-0071575, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of The Park at Melrose Townhomes, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20070604.0065994, for a more complete identification and description of said unit.

BEING THE SAME PROPERTY CONVEYED TO NATHAN HYSMITH, AN UNMARRIED PERSON, BY WARRANTY DEED FROM HILLVIEW VILLAGE PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, DATED 06/21/2007 RECORDED ON 06/22/2007 IN INSTRUMENT NO. 20070622-0074876 SAID REGISTER'S OFFICE FOR SAID COUNTY.

SUBJECT PROPERTY WAS NEVER THE PRINCIPLE RESIDENCE OF SAID GRANTOR, HIS SPOUSE, HEIRS, NOR ASSIGNS.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 2202 KNOWLES AVENUE, NASHVILLE, TN 37204.

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 in 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 my/our hand(s) this 15th day of November, 2013.

NATHAN HYSMITH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, NATHAN HYSMITH, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of November, 2013.

Notary Public

My Commission Expires: 7-24-17

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY