WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140004385 DEEDWARR
Recvd: 01/21/14 11:12 2 pgs
Fees:13.00 Taxes:312.65
20140121-0005425

KAREN B. HEARNER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of January, 2014.

Notary Public

MY COMMISSION EXPIRES: 11/3/15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John M. Gregory	Regions Bank dba Regions Mortgage	043-09-O-337.00
(NAME)	(NAME)	
405 Delaware Avenue	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Birmingham, AL 35244	
(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, we, **Denise Losh Vernon, a married woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **John M. Gregory, an unmarried man**, 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 the east parts of Lots Nos. 9 and 10 of Block "K", on the plan of Woodlawn Estates, as of record in Plat Book 843, Page 82, Register's Office for said County. Said parts of Lots adjoin and front together 56 feet on the west side of Delaware Avenue, and run back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Denise Losh, an unmarried woman by Warranty Deed dated 10/11/2002 from Daryl Jay Riggsbee, an unmarried man of record in Instrument 200210170127476, Register's Office for Davidson County, Tennessee.

The said Denise Losh having since married is also known as Denise Losh Vernon.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 206-2-307 or other similar statute.

All matters as set forth per Plat Book 843, Page 82, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 3508, Page 126, said Register's Office.

All matters as set out in document including but not limited to restrictions of record in Book 1454, Page 470, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

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 405 Delaware Avenue, Madison, TN 37115

(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 15th day of January, 2014.

Denise Losh Vernon

Denise Losh Vernon

State of Tennessee
County of Wilson

Personally appeared before me Denise Losh Vernon, 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 17th day of January, 2014.

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Lissa Groom

Notary Public
My Commission Expires: 9-12-16

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122