Return To: 14-0045
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122

WARRANTY DEED

14-02-002

BILL GARRETT, Davidson County
Trans: T20140013641 DEEDWARR
Recvd: 02/27/14 09:35 2 pgs
Fees: 13.00 Taxes: 451.40
20140227-0016839

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21st day of February, 2014

Notary Public

My Commission Expires: 3-7-16 (AFFIX SEAL)

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
VIRGINIA A. THORNTON	Community Mortgage LLC	053-07
(NAME) 1709 Overton Street	(NAME) 19045 E. Valley View Pky, Ste F	023.00
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Independence, MO 64055	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **KELLIE GREGORY, AN UNMARRIED PERSON**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **VIRGINIA A. THORNTON**, hereinafter called the Grantee(s), 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. 27 on the Revised Plan of Section E, Village of Old Hickory Subdivision, of record in Book 1424, Page 132, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING all the same property conveyed to LORRIE A. ECKEL AND KELLIE GREGORY, UNMARRIED PERSONS, by Deed from DORRIS GOAD AND WIFE INA GOAD, of record in Book 10057, Page 268 Register's Office for Davidson County, Tennessee. Subsequently, Lorrie A. Eckel having died intestate on May 9, 2013 and her interest having vested in Renate Radlowski and Linda Jackson, her only heirs at law, by operation of law. Renate Radlowski and Linda Jackson conveyed all their interest in said property to Kellie Gregory by Deed of record in Instrument No. 20130808-0083329, said Register's Office.

THIS conveyance is subject to Restrictive Covenants of record in Book 1974, page 178, Book 2031, Page 314, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: **1709 Overton Street, Old Hickory, TN, 37138.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, my hand, this 21st day of February, 2014.

KELLIE GREGORY

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **KELLIE GREGORY, AN UNMARRIED PERSON**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of February, 2014.

My Commission Expires: ~~09/09/14~~
9/9/14

Notary Public