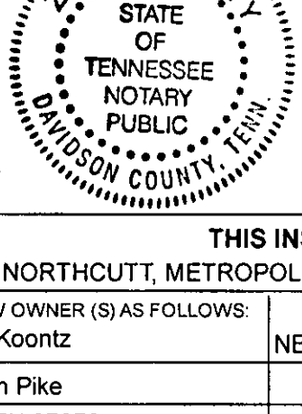
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 370,000.00

X Suzanne P. Koontz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2014

Notary Public

MY COMMISSION EXPIRES: 9.9.14
(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:
Suzanne P. Koontz	NEW OWNER	Parcel ID:
3411 Hobson Pike		12400007300
Hermitage, TN 37076		

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

Sandra K. Gregory and husband, Donald W. Gregory

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

Suzanne P. Koontz , unmarried

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:

A certain tract or parcel of land situated in the 4th Civil District of Davidson County, Tennessee (hereinafter referred to as the "Property"), to wit:

Described according to, and being identified as Tract 1 on, an unrecorded survey by J. M. Widner, Registered Land Surveyor (Number 792, and whose address is 111 Young Drive, Smyrna, Tennessee 37167), dated June 5, 1987 (Job No. 870605), as follows:

Beginning at an iron pin set on the northerly margin of Hobson Pike, said point of beginning being 1159.09' West of the intersection of the original easterly line of the Belinda City, Inc., property of which this is a part, and the northerly margin of Hobson Pike; thence with the northerly margin of Hobson Pike S 86° 18' 20" W 186.62' to a concrete highway monument; thence continuing with the northerly margin of Hobson Pike S 86° 12' 40" W 240.62' to a steel pin; thence leaving the margin of Hobson Pike N 03° 47' 20" W 511.09' to a steel pin in a fence line; thence with the fence and the line of the T.H. Baggarly land S 83° 18' 40" E 530.59' to a steel pin; thence leaving Baggarly's line and fence S 09° 02' 30" W 425.52' to the point of beginning.

Being the same property conveyed to Sandra K. Gregory by Quitclaim Deed from Don Gregory of record in Book 11231, Page 696, said Register's Office, dated November 23, 1998. See also deed of record in Book 8141, Page 210, said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees and (2) Joint Use of easement of record in Book 5785, Page 691, 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 3411 Hobson Pike, Hermitage, TN 37076

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:T20140014696 DEEDWARR
Recvd: 03/04/14 11:52 2 pgs
Fees:13.00 Taxes:1369.00
20140304-0018040

Witness our hands this 28th day of February, 2014.

Sandra K. Gregory

Donald W. Gregory

STATE OF TENNESSEE
COUNTY OF Davidson

ersonally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sandra K. Gregory and Donald W. Gregory, 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 and official seal at Nashville, Tennessee, this 28th day of February, 2014.

My Commission Expires: 9.9.14

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.