- Box 44A

BILL GARRETT, Davidson County
Trans:T20140028498 DEEDWARR
Recvd: 04/25/14 15:12 3 pgs
Fees:18.00 Taxes:288.60
20140425-0035136

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $78,000.00. Ollie J. Anthony Affiant Subscribed and sworn to before me, this 25th day of April, 2014. Catherine H. Gwyn Notary Public My Commission Expires: 6.21.16

CATHERINE H. GWYN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires June 21, 2016

Address, New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Ollie J. Anthony 129 Southridge Drive Nashville, TN 37207	New Owner	060-04-0-073.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BILLY G. GREGORY and ESTELLE A. GREGORY, INDIVIDUALLY AND AS SUCCESSOR CO-TRUSTEES OF THE WILNA H. DUNCAN LIVING TRUST**, hereinafter called the Grantors, have bargained and sold, and

by these presents do transfer and convey unto **OLLIE J. ANTHONY**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> **Land in Davidson County, Tennessee, being Lot(s) 64, as shown on the map entitled the Plan of Section I, Oak Park Subdivision, of record in Book 3600, page 84, as amended in Book 3864, page 82, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.**
>
> **Being the same property conveyed to Wilna H. Duncan, by deed from Tommie C. Rigsby, Jr. and wife, Maggie M. Rigsby, of record in Book 4357, page 979, dated August 15, 1969, said Register's Office. Being further conveyed to Wilna H. Duncan, Trustee of the Wilna H. Duncan Living Trust, by Quitclaim Deed from Wilna H. Duncan of record in Instrument No. 20011010-0110435, dated September 19, 2001, said Register's Office. The said Wilna H. Duncan having since died on or about January 27, 2014. The Wilna H. Duncan Living Trust appointed Billy G. Gregory and Estelle A. Gregory as Co-Trustees and sole beneficiaries of the Wilna H. Duncan Living Trust upon the death of Wilna H. Duncan.**

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2014 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee(s). By acceptance of delivery of this instrument, Grantee(s) assume(s) and agree(s) to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor(s) from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 3600, page 84 and amended in Book 3864, page 82, said Register's Office.

This is improved property known as: **3123 Oak Ridge Drive, Nashville, TN 37207.**

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, his heirs and assigns, forever; and Grantors covenant with the said Grantee that they 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 further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 25th day of April, 2014.

Billy G. Gregory, Individually and as Co-Trustee

Estelle A. Gregory, Individually and as Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BILLY G. GREGORY, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25 day of April, 2014

(Seal)

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016

Notary Public

My Commission Expires: 6.21.16

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ESTELLE A. GREGORY, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25 day of April, 2014

(Seal)

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm Expires June 21, 2016

Notary Public

My Commission Expires: 6.21.16