BILL GARRETT, Davidson County
Trans:T20140047172 DEEDWARR
Recvd: 07/02/14 11:00 2 pgs
Fees:13.00 Taxes:754.43

20140702-0058186

WARRANTY DEED

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $203,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30TH DAY OF JUNE, 2014.,

Notary Public

MY COMMISSION EXPIRES: 3-20-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Gregory L. Lemley	New Owner	082 07 0 319.00
(NAME)	(NAME)	
310 Hancock Street	"	
(ADDRESS)	(ADDRESS)	
Nashville 37207	"	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Three Thousand Nine Hundred And No/100 Dollars ($203,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **David A. Nordy, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Gregory L. Lemley**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

*unmarried

Land in Davidson County, Tennessee, being lot(s) 26, as shown on the map entitled East Nashville Real Estate Company's plan of lots in Nashville, of record in Plat Book 57, page(s) 11, 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 David A. Nordy by Special Warranty Deed from the Secretary of Veterans Affairs dated May 8, 2008 of record in Instrument No. 20080522-0052557, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 310 Hancock Street, 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 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, has 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.

Witness our hands this 30th day of June, 2014.

David A. Nordy

STATE OF TENNESSEE
COUNTY OF Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, David A. Nordy, unmarried, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of June, 2014.

Notary Public

My Commission Expires:

(SEAL)

T. GARRISON
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires March 6, 2018