Send Tax Statements To:
~~New Owner~~ Magna Bank
6525 Quail Hollow Rd #300
Memphis, TN 38120

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

Name and Address of New Owner:
John K. Arney III
8529 Calistoga Way.
Brentwood, TN 37027

From Information Furnished By

Map and Parcel 181-14-0A-167.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **IVORY S GREGORY AND ROBERT W. GREGORY, WIFE AND HUSBAND,** has this day bargained and sold and does hereby transfer and convey unto, **JOHN K. ARNEY III, AN UNMARRIED MAN,** their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Brentwood, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 221 on the plan of The Villa's at Concord Place, Phase 3,as shown on Exhibit A1 to the second supplemental Declaration of Protective Covenants, Conditions and Restrictions and Easements for the Villas at Concord Place of record in Instrument No. 20060731-0092350, Register's office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Ivory S. Gregory, a married woman, by deed from Centex Homes, a Nevada General partnership, dated January 26, 2007, appearing of record in Instrument No. 20070130-0012279, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Declaration of Covenants, Conditions, and Restrictions contained in instrument of record in Instrument No. 20050922-0114218, Instrument No. 20060328-0035297, Instrument No. 20060501-0049958, Instrument No. 20061228-0160255, Instrument No. 20070130-0012170, Instrument No. 20071129-0138690, Instrument No. 20080226-0018882; By-Laws of record in Instrument No. 20050922-0114218; Stormwater Detention Agreement of record in Instrument No. 20050505-0050659; Reciprocal Easement Agreement of record in Instrument No. 20050415-0042176; Transmission Line Easement to USA of record in Book 4424, page 967; Quitclaim Deed to Homeowners Association for Open Space/Common Area of record in Instrument Number 20071017-0123091; Charter of Homeowners Association of record in Instrument No. 20081219-0121383; and to any and all matters shown on said plat and survey of record in Instrument No. 20060731-0092350; all of said Register's Office.

Robert W. Gregory joins herein solely for the purpose of consenting to this Warranty Deed and releasing and conveying to the Grantee, any and all rights, title and interest he may have in the property, whether arising by virtue of marriage or otherwise.

THIS conveyance is subject to any and all existing easements and/or restrictions of record.

BILL GARRETT, Davidson County
Trans:T20140067084 DEEDWARR
Recvd: 09/09/14 12:39 3 pgs
Fees:18.00 Taxes:665.63
20140909-0082495

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **JOHN K. ARNEY III, AN UNMARRIED MAN,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2014 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 5th day of September, 2014.

Ivory S Gregory

Robert W. Gregory

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, **Ivory S Gregory and Robert W. Gregory**, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that they executed the foregoing instrument **(WARRANTY DEED)** for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Brentwood, Tennessee, this the 5th day of September, 2014.

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires October 18, 2016

NOTARY PUBLIC
My Commission Expires: 10-18-16

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $179,900.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this 5th day of September, 2014.

NOTARY PUBLIC
My Commission Expires: 10-18-16

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires October 18, 2016

RETURN TO:
REALTY TITLE
206 A COOL SPRINGS BLVD #106
FRANKLIN, TN 37067