BILL GARRETT, Davidson County
Trans:T20140079148 DEEDWARR
Recvd: 10/21/14 11:56 2 pgs
Fees:13.00 Taxes:414.40
20141021-0096924

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M14-1403

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Justin Gregory Stella Gregory 2224 Monticello Drive Nashville, TN 37207	PEOPLES HOME EQUITY INC 150 N SEVEN OAKS KNOXVILLE, TN 37922	07101015100

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $112,000.00

Affiant

Subscribed and sworn to before me, this the 16th day of October, 2014.

Notary Public

My Commission Expires: 10/8/16
(Affix Seal)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Sara Melby, unmarried, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Justin Gregory and Stella Gregory, husband and wife ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee,** to wit:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Trinity Hills Village, Section 1, Fourth Addition, as of record in Plat Book 4300, page 91, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Sara Melby, unmarried by Warranty Deed from Agustin Ambriz, married, dated March 13, 2008, recorded March 17, 2008, of record in Instrument No. 20080317-0026490, Register's Office for Davidson County, Tennessee.

Sara Melby is also known as Sara M. Melby

This is improved property located at: **2224 Monticello Drive, Nashville, TN 37207**

This conveyance is made subject to (1) Property taxes for the year 2015, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorated share thereof to GRANTORS who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) All matters appearing on the Plan of Trinity Hills Village, Section 1, Fourth Addition, as of record in Plat Book 4300, page 91, Register's Office for Davidson County, Tennessee, (4) Restrictive Covenants of record in Book 4326, page 653, Register's Office for Davidson County, Tennessee, (5) building restrictions, and (6) other matters of public record.

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 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 GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **16th** day of **October, 2014.**

GRANTOR(S)

Sara Melby

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Sara Melby** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained as her free Act and Deed.

Witness my hand and official seal on this the **16th** day of **October, 2014.**

C.M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public
My Commission Expires: