WARRANTY DEED

Return to
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, Tenneessee 37212

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Crockett
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of November, 2014

Notary Public:

MY COMMISSION EXPIRES: 1-28-18
(AFFIX SEAL)

LISA A BUCKINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
CROCKETT COUNTY

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:
William M. Strine	Presidential Bank, FSB	Parcel ID:
718 Ringgold Drive	4600 East-West Hwy.,4th	05915012600
Nashville, TN 37207	Flr. Bethesda, MD 20814	

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

Bennie Gregory Buchanan, Riley Garrett Gregory, Walter Homer Gregory, Harvey Bonds Gregory, John Maurice Gregory, Flynoid Dela Salle Gregory, Delores R. Locke, Mae Buford Smith Cassell and Cheryl Lynn Williams McReynolds, Devisees under the Will of Dorothy G. Smith

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
William M. Strine
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:

BEING Lot No. 250 on the Plan of Haynes Manor, Section 2, as of record in Book 3700, Page 88, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Edward L. Smith and wife, Dorothy G. Smith by deed from Lineberger Development Co., of record in Book 4094, Page 673, said Register's Office, dated January 12, 1967. The said Edward L. Smith having predeceased Dorothy G. Smith. The said Dorothy G. Smith died testate on January 27, 2014, and the Will was admitted to Probate as Probate No. 14P387, Probate Court of Davidson County, Tennessee. The Grantors herein execute this instrument as Devisees under the Will of Dorothy G. Smith pursuant to the authority granted by the Will of the Decedent of record in the Probate Court of Davidson County, Tennessee, File No. 14P387.

This conveyance is subject to Restrictive Covenants of record in Book 4062, Page 443 amended in Book 4081, Page 854, Register's Office for said County.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 3700, Page 88, said Register's Office.

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 718 Ringgold 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 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:T20140089668 DEEDWARR
Recvd: 12/01/14 10:40 6 pgs
Fees:33.00 Taxes:333.00
20141201-0109781

Witness our hands this 18th day of November, 2014.

The Estate of Dorothy G. Smith
By:
Cheryl Lynn Williams McReynolds
Cheryl Lynn Williams McReynolds, Devisee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Cheryl Lynn William McReynolds, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 18th day of November, 2014.

My commission expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Witness our hands this day of November, 2014.

The Estate of Dorothy G. Smith
By:

Gwendolyn Jane Gregory

John Maurice Gregory, Devisee by
Gwendolyn Jane Gregory, Attorney in Fact

STATE OF CALIFORNIA
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Gwendolyn Jane 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 on behalf of John Maurice Gregory as his/her/their Attorney in Fact as the free act and deed of the within named John Maurice Gregory.

Witness my hand and official seal the _____ day of November, 2014.

My Commission Expires: _____

_____
Notary Public

SEE ATTACHED NOTORIAL CERTIFICATE

ACKNOWLEDGMENT

State of California
County of San Bernardino)

On November 18, 2014 before me, A.Armendariz "Notary Public"
(insert name and title of the officer)

personally appeared Gwendolyn Jean Gregory,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

A. ARMENDARIZ
Commission # 1926590
Notary Public - California
San Bernardino County
My Comm. Expires Mar 23, 2015

Signature _____ (Seal)

Witness our hands this 18th day of November, 2014.

The Estate of Dorothy G. Smith
By:

Flynoid Dela Salle Gregory, Executor

Bennie Gregory Buchanan, Devisee by
Flynoid Dela Salle Gregory, Attorney in Fact

Riley Garrett Gregory, Devisee by Flynoid
Dela Salle Gregory, Attorney in Fact

Walter Homer Gregory, Devisee by Flynoid
Dela Salle Gregory, Attorney in Fact

Harvey Bonds Gregory, Devisee by Flynoid
Dela Salle Gregory, Attorney in Fact

Flynoid Dela Salle Gregory, Devisee

Delores R. Locke, Devisee by Flynoid Dela
Salle Gregory, Attorney in Fact

Mae Buford Smith Cassell, Devisee by
Flynoid Dela Salle Gregory, Attorney in Fact

Cheryl Lynn Williams McReynold, Devisee

STATE OF TENNESSEE
COUNTY OF Crockett

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Flynoid Dela Salle 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 this 18th day of November, 2014.

My Commission Expires: 1-28-18 Lisa Buckingham
Notary Public

LISA BUCKINGHAM STATE OF TENNESSEE NOTARY PUBLIC CROCKETT COUNTY

STATE OF TENNESSEE
COUNTY OF Crockett

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Flynoid Dela Salle Gregory, Executor of the Estate of Dorothy G. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is an Executor of the Estate of Dorothy G. Smith, and as such Executor, he/she is authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal at office, this 18th day of November, 2014.

My Commission Expires: 1-28-18 Lisa Buckingham
Notary Public

LISA BUCKINGHAM STATE OF TENNESSEE NOTARY PUBLIC CROCKETT COUNTY

STATE OF TENNESSEE
COUNTY OF Crockett

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Flynoid Dela Salle 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 on behalf of Bennie Gregory Buchanan, Riley Garrett Gregory, Walter Homer Gregory, Harvey Bonds Gregory, Delores R. Locke, and Mae Buford Smith Cassell as his/her/their Attorney in Fact as the free act and deed of the within named Bennie Gregory Buchanan, Riley Garrett Gregory, Walter Homer Gregory, Harvey Bonds Gregory, Delores R. Locke, and Mae Buford Smith Cassell.

Witness my hand and official seal the 18th day of November, 2014.

My Commission Expires: 1-28-18 Lisa Buckingham
Notary Public

LISA BUCKINGHAM STATE OF TENNESSEE NOTARY PUBLIC CROCKETT COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Cheryl Lynn William McReynolds, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this _____ day of November, 2014.

My commission expires: _____ _____
Notary Public