BILL GARRETT, Davidson County
Trans:T20140095912 DEEDWARR
Recvd: 12/23/14 10:52 2 pgs
Fees:13.00 Taxes:347.05
20141223-0117307

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,800.00

Lauren Elizabeth Gregg
Affiant

Subscribed and sworn to before me, this 19TH DAY OF DECEMBER, 2014.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES: 11-3-15

(AFFIX SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lauren Elizabeth Gregg, a single woman	US Bank Home Mortgage	04314011000
	(NAME)	
249 Lanier Drive	3180 Rider Trail South	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Earth City, MO 63065	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we William J. Gregg, Jr. and Lisa M. Gregg, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Lauren Elizabeth Gregg, a single woman, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO. 8, THE NORTHERLY 2 FEET OF LOT NO. 7 AND THE SOUTHERLY 10 FEET FRONT AND 60 FEET REAR OF LOT NO. 9 OF BLOCK "G" ON THE REVISED MAP OF RAINBOW TERRACE SUBDIVISION, OF RECORD IN PLAT BOOK 1130, PAGE 85, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED ACCORDING TO A SURVEY THEREOF MADE BY T.R. SANFORD, SURVEYOR, AUGUST 6, 1962, AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHEASTERLY MARGIN OF LANIER DRIVE, 2 FEET SOUTHERLY FROM THE CORNER OF LOTS 7 AND 8; THENCE SOUTHEASTERLY PARALLEL TO SAID LINE, 154.8 FEET TO A POINT; THENCE NORTHEASTERLY 112 FEET TO A POINT; THENCE NORTHWESTERLY 171.8 FEET TO THE MARGIN OF LANIER DRIVE; THENCE WITH THE MARGIN OF THE SAME, SOUTHWESTERLY AROUND A SLIGHT CURVE, 62 FEET TO THE POINT OF BEGINN

BEING THE SAME PROPERTY CONVEYED TO WILLIAM. G. GREGG, JR. AND LISA M. GREGG, HUSBAND AND WIFE BY DEED FROM SUNTRUST BANK, DATED 06/14/2013, RECORDED ON 06/28/2013, IN INSTRUMENT NO. 20130628-0066465, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

2015 PROPERTY TAXES A LIEN, NOT YET DUE AND PAYABLE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 249 Lanier Drive, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness my/our hand(s) this 19th day of December, 2014.

WARRANTY DEED
(Continued)

William J. Gregg, Jr.

Lisa M. Gregg

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William J. Gregg, Jr. and Lisa M. Gregg, the herein bargainor, 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, this the 19th day of December, 2014.

Notary Public

My Commission Expires: 11-3-15

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072