BILL GARRETT, Davidson County
Trans:T20150004314 DEEDWARR
Recvd: 01/16/15 16:03 2 pgs
Fees:13.00 Taxes:499.50
20150116-0005033

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-1016

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Thomas J. Gregg Elaine P. Gregg 104 Drummers Way Mt. Juliet, TN 37122	New Owner	26-6-45.00

STATE OF TENNESSEE
COUNTY OF _____
The actual consideration or value, whichever is greater, for this transfer is $135,000.00

Affiant

Subscribed and sworn to before me, this the 15th day of January, 2015.

Notary Public

My Commission Expires: 11-26-2018
(Affix Seal)

PIPER L. GARDNER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Hannah Custom Homes, LLC, a Tennessee Corporation,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Thomas J. Gregg and Elaine P. Gregg, husband and wife,** 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:

Land in Davidson County, Tennessee, being Lot No. 111 on the Plan of Windsor Green, Phase I, Section I, as of record in Book 6250, page 31, 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 Hannah Custom Homes, LLC, a Tennessee limited liability company by Warranty Deed from Wilson Edwin Crook and wife, Janice O. Crook, dated February 26, 2010, recorded March 2, 2010, of record in Instrument No. 20100302-0015984, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **111 Dorchester Court, Goodlettsville, TN 37072**

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 Grantor paying their prorated share thereof to Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (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 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. 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 **15th** day of **January, 2015.**

GRANTOR(S)

Hannah Custom Homes, LLC

By: Dusty Hannah, Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county mentioned, personally appeared Dusty Hannah, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Vice President of Hannah Custom Homes, LLC, the within named bargainor, a limited liability company, and that such Dusty Hannah, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company as Vice President.

Witness my hand and official seal on this the **15th** day of **January, 2015.**

PIPER L. GARDNER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Piper L. Gardner
Notary Public
My Commission Expires: 1-26-2018