RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20150009208 DEEDWARR
Recvd: 02/05/15 11:25 2 pgs
Fees:13.00 Taxes:1258.00
20150205-0010958

WARRANTY DEED

JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of February, 2015.

NOTARY PUBLIC

My commission expires: 2/24/18

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul E. Gregoire, *et ux.* 4901 Traceway Dr. Nashville, TN 37221	New Owner	155-16-0-A-085.00 CO

FOR AND IN CONSIDERATION of the sum of Three Hundred Forty Thousand and 00/100 Dollars ($340,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **RICHARD E. WATTERS, AN UNMARRIED MAN**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **PAUL E. GREGOIRE AND LAURI A. GREGOIRE, HUSBAND AND WIFE**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, being Lot No. 165 on the plan of Traceside Section 3 as of record in Plat Book 9700, Page 47, 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 Richard E. Watters, an unmarried man, by Warranty Deed from Michael Coggin and wife, Anna Coggin, dated March 7, 2005 and recorded March 8, 2005, of record in Instrument No. 20050308-0025761, in the Office of the Register of Deeds of Davidson County, Tennessee.

The address of the herein described property is believed to be 4901 Traceway Drive, Nashville, TN 37221, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control. NOTE: Subject property is a corner lot. Mailing address is 4901 Traceway Drive... however, the actual property address per county records is 6017 Deerbrook Drive, Nashville, TN.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 3rd day of February, 2015.

R. Travis E. Watters

RICHARD E. WATTERS

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Richard E. Watters, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 3rd day of February, 2015.

M. Menke

Notary Public

My commission expires: 5-8-2018

