File Box 8

WARRANTY DEED

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $147,500.00.

Affiant

Subscribed and sworn to before me, this the 27th day of February, 2015.

Notary Public

My commission expires: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
FREDRICK C. PICKNEY	FARMINGTON MORTGAGE	Map 091-10-0 Parcel 051-00
5824 Leslie Avenue	2002 RICHARD JONES RD., #300A	
Nashville, Tennessee 37209	NASHVILLE, TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Richard A. Gregory and wife, Annie Louise Gregory and Kim Michelle Gregory, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

FREDRICK C. PICKNEY

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. 56, on the Plan of the Subdivision of Lots Nos. 39 and 40 in the division of B. F. Cockrill Farm, of record in Book 332, Page 41, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Richard A. Gregory, by Deed dated October 31, 2002 from Patricia Ann Himes Davidson, by and through Connie Ruth Himes Hyer, Attorney in Fact and husband Lavelle Davidson, by and through Connie Ruth Himes Hyer, Attorney in Fact, of record in Instrument No. 20021108-0137746, Register's Office for Davidson County, Tennessee. The said Richard A. Gregory, married, having quitclaimed to Richard A. Gregory and wife, Annie Louise Gregory and Kim Michelle Gregory, as joint tenants with right of survivorship, of record in Instrument No. 20051115-0137661, and corrected in Scrivener's Affidavit of record in Instrument No. 20120910-0081979, said Register's Office.

Conveyance of the above described parcel is subject to the following:
The Plan of record in Book 332, Page 41, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein; Restrictive Covenant for detached structure of record in Instrument No. 20030430-0057917, said Register's Office.

This is improved (__X__) Unimproved (____) property, known as 5824 Leslie Avenue, Nashville, Tennessee 37209

BILL GARRETT, Davidson County
Trans:T20150015178 DEEDWARR
Recvd: 03/02/15 14:21 2 pgs
Fees:13.00 Taxes:545.75
20150302-0017954

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 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 **27th** day of **February, 2015.**

Richard A. Gregory

Annie Louise Gregory

Kim Michelle Gregory

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Richard A. Gregory and Annie Louise Gregory and Kim Michelle Gregory,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of **February, 2015.**

JOHN COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires: 2/13/17