BILL GARRETT, Davidson County
Trans:T20150048549 DEEDWARR
Recvd: 06/18/15 10:01 2 pgs
Fees:13.00 Taxes:869.50
20150618-0058101

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 235,000.00

Affiant

Subscribed and sworn to before me, this 16th day of June, 2015.

Notary Public

My commission expires: 5/3/16

KAYLA E. LODGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Madelyn Joy Gregath & **John T. Gregath** **L. Kay Gregath**	**New Owner**	**141050A19800CO**
1284 Scarcroft Lane	**5001 Traceway Drive**	
Nashville, TN 37221	**Nashville, TN 37221**	

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 ACKNOWLEDGE, WE,

Matthew Curtis and Julie A. Curtis, husband and wife

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

Madelyn Joy Gregath, unmarried, as to an undivided 99% interest (the "Individual Interest") and John T. Gregath and wife, L. Kay Gregath, as to an undivided 1% interest (the "Entirety Interest"), the said Individual Interest and the Entirety Interest, as they relate to each other being held as joint tenants with right of survivorship

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, TN, being Lot No. 198 on the Plan of Avondale Park, Phase 2, Section 1 as shown on the plan of record in Instrument No. 20110208-0011105 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Matthew Curtis and Julie A. Curtis, husband and wife by Special Warranty Deed from NVR, Inc. a Virginia Corporation T/A Fox Ridge Homes dated 02/22/13 and recorded on 02/25/13 in Instrument No. 20130225-0018473, said Register's Office for said county.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 1284 Scarcroft Lane, Nashville, TN 37221.

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 in 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 16th day of June, 2015.

Matthew Curtis

Julie A. Curtis

STATE OF TENNESSEE
COUNTY OF Gibson

Personally appeared before me, a Notary Public of said County and State, Matthew Curtis and Julie A. Curtis, the within named Grantor(s), 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, at office, this 16th day of June, 2015.

Notary Public

My Commission Expires: 1/23/2018

JAMIE MOONEY
STATE OF TENNESSEE NOTARY PUBLIC
McNAIRY COUNTY