# WARRANTY DEED

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
$115,000.00

Affiant

Subscribed and sworn to before me this 11th day of June, 2015

Notary Public
My Commission expires: 11-6-17
(Affix Seal)

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Nashville Flipped, LLC | SAME | 072-10-0-023.00 |
| 1500 Ordway Place | | |
| Nashville, TN 37206 | | |

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Larry Gregory**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Nashville Flipped, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**All that certain parcel of land lying and being in Davidson County, Tennessee, being more particularly described as follows: Being Lot Number 49 on the Plan of Bransford Realty Company's Subdivision of Maxey Avenue and Gallatin Road Property, as shown by plat of record in Book 332, page 44, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description. Said Lot 48 and 49 adjoin together 100 feet on the easterly side of Davis Avenue and run back between parallel lines 200 feet to an alley.**

**Being the same property conveyed to Larry Gregory, by deed from Fannie Mae a/k/a Federal National Mortgage Association, on April 23, 2012, of record in Instrument Number 20120430-0036509, Register's Office for Davidson County, Tennessee.**

**Grantor warrants that he has never resided in subject property as a married person and that subject property is not subject to any marital rights therein.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 332, page 44, Register's Office Davidson County, Tennessee.

This is improved property known as: **2908 Davis Street, Nashville, TN 37216**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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** our hands this June 11, 2015.

Larry Gregory

BILL GARRETT, Davidson County
Trans:T20150048783 DEEDWARR
Recvd: 06/18/15 14:55 2 pgs
Fees:13.00 Taxes:425.50
20150618-0058476

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Larry Gregory** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 11, 2015

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY