This instrument prepared by and after recording return to:

**Bell Title, LLC**
**310 Billingsly Court**
**Franklin, Tennessee 37067**

Davidson County DEEDWARR
Recvd: 07/01/15 15:21 3 pgs
Fees:18.00 Taxes:592.00
**20150701-0063881**

# WARRANTY DEED

**********

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL |
|---|---|---|
| **Paul M. Gregory**<br>**4210 Maxwell Road**<br>**Antioch, Tennessee 37013** | **New Owner** | **176-00-0-044.00** |

**********

That **Gloria S. Riches and Joyce S. Rowlett** (herein called the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor in hand paid by **Dorothy J. Gregory, an unmarried woman, and Paul M. Gregory, an unmarried man** (herein called the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, has **GRANTED, SOLD AND CONVEYED**, and by these presents does **GRANT, SELL AND CONVEY**, unto the Grantee, that certain tract or parcel of real property situated Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

**Land in Davidson County, Tennessee, described as follows:**

**BEGINNING at a point on the north margin of Maxwell Road, the same being located 375 feet westwardly from the southwest corner of the land conveyed to Eugene C. Rowlett, by Deed of record in Book 3073, Page 51, Register's Office for Davidson County, Tennessee; thence with the north margin of said road, North 86 degrees 30' West 300.42 feet to an iron pin; thence leaving said road North 3 degrees 30' East 290 feet to an iron pin; thence South 86 degrees 30' East 300.42 feet to an iron pin; thence South 3 degrees 30' West 290 feet to the point of BEGINNING.**

**Included in the above-described property, but specifically excluded from this conveyance is that tract of land which was conveyed to Enola T. Sanders, unmarried, by Deed from Permelia J. Sanders, unmarried, recorded in Book 10937, Page 932, Register's Office for Robertson County, Tennessee, being more particularly described as follows:**

**Beginning at a point on the north margin of Maxwell Road, the same being located 375 feet westwardly from the southwest corner of the land conveyed to Eugene C. Rowlett, by deed of record in Book 3073, page 51, R..O.D.C., Tennessee; thence with the north margin of said road, North 86 degrees 30' west 150.21 feet to an iron pin; thence leaving said road North 3 degrees 30' East 290 feet to an iron pin; thence south 86 degrees 30' East 150.21 feet to an iron pin; thence south 3 degrees 30' West 290 feet to the point of beginning.**

**Being the same property conveyed to Permelia J. Sanders by Quitclaim Deed from Enola T. Sanders of record in Book 9362, page 299, Register's Office for Davidson County, Tennessee, dated May 13, 1994 and recorded on June 1, 1994. The said Permelia J. Sanders having since died on October 12, 2014, leaving Gloria S. Riches and Joyce S. Rowlett as heirs-at-law. See Affidavit of Heirship filed simultaneously herewith and incorporated herein by reference.** 20150701-0063880

**This is improved property which bears the address of: 4210 Maxwell Road, Antioch, Tennessee 37013**

**TO HAVE AND TO HOLD** the Property, together with all and singular rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantees, its successors and assigns, forever, subject to those matters as set forth herein.

The Grantor, for himself and his heirs, successors and assigns covenant with the Grantees that the Grantor is lawfully seized of a good, absolute and individual estate in fee simple of the Property, subject only to those matters as set forth herein; that the Grantor has good right and lawful authority to sell and convey the property; that the Grantor has done no act to encumber the Property; and that the Grantees shall have quiet possession of the Property; and the Grantor does hereby bind himself, his successors and assigns, to **WARRANT AND FOREVER DEFEND** all and singular the Property unto the Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

**IN WITNESS WHEREOF**, this Warranty Deed is executed by the Grantor as of this, the **9th** day of **June, 2015.**

Gloria S. Riches

**Gloria S. Riches**

Joyce S. Rowlett

**Joyce S. Rowlett**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Named, **Gloria S. Riches and Joyce S. Rowlett ,** the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

**Witness** my hand and official seal at office at Brentwood, Tennessee, on this **9th** day of **June, 2015.**

Notary Public

Commission Expires: 4/26/2016

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**State of TENNESSEE**
**County of WILLIAMSON**

The actual consideration or value for this property (whichever is greater) is **$160,000.00**.

Sworn to and subscribed before me this **9th** day of **June, 2015.**

Affiant

Notary Public

My Commission Expires: 4/26/2016

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

# True Copy Certification

I, Charles A. Sullivant, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Mark B. Leedom, a notary public for this county and state, Charles A. Sullivant, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/11/17
Notary' Seal (if on paper)

