Davidson County	**DEEDWARR**
Recvd: 08/10/15 10:36	**3 pgs**
Fees:18.00 Taxes:1028.60	
20150810-0079490	

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $278,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of August, 2015

Notary Public

MY COMMISSION EXPIRES: 5-8-18
(AFFIX SEAL)

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2018

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Caleb E. Gregory and Katie W. Gregory	Farmington Mortgage, a Division of CapStar Bank	146 08 0 165.00
(NAME)	(NAME)	
4912 Montclair Dr.	2002 Richard Jones Road, Ste. 300A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Seventy-Eight Thousand And No/100 Dollars ($278,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Daniel Stephenson and Hannah Stephenson, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Caleb E. Gregory and Katie W. Gregory, husband and wife**, 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. 426 on the Plan of Section Six, Crieve Hall Estates, of record in Book 2331, Pages 1 and 2, in the Register's Office for Davidson County, Tennessee.

Beginning at a point in the northerly margin of Fieldcrest Drive at the corner of Lots Nos. 425 and 445; thence westerly with the margin of said Drive 130 feet to a concrete monument at the beginning of a curve; thence around said curve in a northwesterly direction 31.42 feet to a concrete monument in the easterly margin of Montclair Drive; thence northerly with said Drive 130 feet to the common corner of Lots 426 and 427; thence easterly along the line between said lots 150 feet to a concrete monument in the west line of Lot 445; thence southerly with the line between Lots 445 and 426, 150 feet to the point of beginning.

Being the same property conveyed to Gordon T. Wheeler and Rubie C. Wheeler by Warranty Deed from Glen L. Iversen and wife, Joan L. Iversen, who are the same persons as Glen L. Iverson and wife, Joan L. Iverson dated August 10, 1978 and recorded October 3, 1978 in Book 5345, Page 872, said Register's Office for Davidson County, Tennessee.

File Number: GRN-153615

Being the same property conveyed to The Wheeler and Son Partnership, a Tennessee Partnership consisting of Rubie Wheeler, Gordon T. Wheeler and Sandra J. Wheeler by Quitclaim Deed from Rubie Wheeler dated December 28, 2000 and recorded January 12, 2001 as Instrument Number 20010112-0004042, said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gordon T. Wheeler, Jr. and wife, Sandra J. Wheeler by Quitclaim Deed from The Wheeler and Son Partnership, a Tennessee Partnership consisting of Rubie Wheeler, Gordon T. Wheeler, Jr. and wife, Sandra J. Wheeler dated November 1, 2004 and recorded November 30, 2004 as Instrument Number 20041130-0142261, said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Daniel Stephenson and Hannah Stephenson, husband and wife by Warranty Deed from Gordon T. Wheeler, Jr. and wife, Sandra J. Wheeler dated January 2, 2015 and recorded January 9, 2015 as Instrument No. 20150109-0002637, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4912 Montclair Dr., Nashville, TN 37211

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, has 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 our hands this 7th day of August 2015

Daniel Stephenson by Caroline Smith aif
Daniel Stephenson by Caroline Smith, attorney in fact

Hannah Stephenson by Caroline Smith aif
Hannah Stephenson by Caroline Smith, attorney in fact

File Number: GRN-153615

STATE OF Tennessee

County OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Caroline Smith , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Daniel Stephenson and Hannah Stephenson, as Attorney-in-fact, and acknowledged that he exectued the same as the free act and deed of ~~X~~ ____, for the purposes therein contained. ~~X~~ Daniel Stephenson and Hannah Stephenson

Witness my hand and official seal, this the 7th of August, 2015.

A.C. Hall

Notary Public

My Commission Expires: 5-8-18

(SEAL)

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-22-2018

Shelly M Smith

File Number: GRN-153615