BILL GARRETT, Davidson County
Trans:T20150089356 DEEDWARR
Recvd: 10/20/15 15:02 2 pgs
Fees:13.00 Taxes:2035.00
20151020-0106687

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$550,000.00.**

Affiant

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

Notary Public

My commission expires 5/27/2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Ronald P. Brice	SAME AS NEW OWNER	**064-03-0B-118.00 CO**
1405 Shannon Place		
Old Hickory, TN 37138		

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 ACKNOWLEDGED, WE,

Billy G. Gregory and Estelle A. Gregory

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

Ronald P. Brice and Katherine G. Brice, 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. 149 Final Plat of Brandywine Pointe Phase Nine (a Planned Unit Development), as of record in Book 9700, page 184, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to BRIAN M. HASLETT AND WIFE, TINA G. HASLETT, by deed from BRANDYWINE POINTE PARTNERS, L.P., of record in Book 10260, page 630, dated November 14, 1996, said Register's Office. The being further conveyed to PRIORITY TRUST SERVICES MCD TRUST #7756372 DAPHNE M. DAVIS, TRUSTEE, by Quitclaim Deed of record as Instrument No. 20130118-0006362, dated January 18, 2013, said Register's Office. Then being conveyed BILLY G. GREGORY AND ESTELLE A. GREGORY, by Final Decree Confirming Sale of record as Instrument No. 20140908-0082048, dated March 4, 2013, said Register's Office. Then an Order Granting Motion for Writ of Possession and Quieting Title to Tax Sale Property was recorded of record as Instrument No. 20140911-0083379, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as **1405 Shannon Place, Old Hickory, TN 37138**.

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 Grantors do covenant with said Grantees that Grantors 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 October, 2015.

Billy G Gregory
Billy G. Gregory

Estelle A Gregory
Estelle A. Gregory

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Billy G. Gregory and Estelle A. Gregory**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **16th** day of **October, 2015.**

Notary Public

My Commission Expires: 5-22-16

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY