P15-7265-BW

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 176,500.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF Dec, 2015 Notary Public MY COMMISSION EXPIRES: 3-8-16 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20150103939 DEEDWARR
Recvd: 12/09/15 10:03 2 pgs
Fees:13.00 Taxes:653.05
20151209-0123836

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pamela Grega		
6255 Freudman Rd	New Owner	039-00-0-010-00
Whites Creek, TN 37189		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Brad Dodge, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Pamela Grega and Brian Sieffert**

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. 4 on the Revised, unrecorded map of Mrs. Arthur Viache's Subdivision of record in of the westerly part of the Herschel Harding property and described according to a copy of a revised survey made March 22, 1961 by Hickerson & Hickerson, Engineers, as follows:

Beginning at an iron pin in the northerly margin of Frudeman Road at the Corner of Tracts 4 and 5; thence with the line between said tracts, north 6 deg 40' west 571.7 feet to an iron pin in the line of the Carney property; thence with Carney's south line, south 70 deg west 144 feet to an iron pin at the corner of Tract 3, thence with the line between Tract 3 and 5, south 13 deg 30' east 585.5 feet to an iron pin in the north margin of Fruedman Road; thence with the margin of the same, northeasterly, around a slight curve, 83 feet to the point of beginning.

Being the same property conveyed to William L. Loyd and wife, Agnes C. Loyd by Warranty Deed from Sue T. Viaches, of record in Book 3254, Page 283, Register's Office for Davidson County, Tennessee, dated July 26, 1961 and recorded on July 28, 1961. The said William L. Loyd having since died leaving Agnes C. Loyd as surviving tenant by the entirety. Being the same property conveyed to Urban Financial of America, LLC by Deed in Lieu of Foreclosure from Agnes C. Loyd, an unmarried woman, by Jerri Powell, her Attorney-in-Fact, of record in Instrument No. 20150226-0016633, Register's Office for Davidson County, Tennessee, dated February 4, 2015 and recorded on February 26, 2015.

Being the same property conveyed to Brad Dodge by Special Warranty Deed from Urban Financial of America, LLC, of record in Instrument No. 20150527-0048499, Register's Office for Davidson County, Tennessee, dated May 12, 2015 and recorded on May 27, 2015.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **6255 Freudman Rd, Whites Creek, TN 37189.**

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 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 _____ hand( ) this the 7th day of December, 2015.

Brad Dodge

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 **Brad Dodge** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

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

My Commission expires: 10/18/16

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY