Davidson County DEEDWARR
Recvd: 02/16/16 11:22 3 pgs
Fees:18.00 Taxes:1147.00
20160216-0014292

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $310,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 12th day of February, 2016.

NOTARY PUBLIC

My commission expires: 4/17/19

TAMMY DUNCAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Barry Gregory	SAME AS NEW OWNER	11801038000
(NAME)	(NAME)	
9019 Ford Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Mildred Bass, a one-half undivided interest and Ray Hamilton, a one-half undivided interest, tenants in common,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Barry Gregory**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 9 on the Map of Edgar C. Allen's Subdivision of Lot No. 7 on the W. W. Henry tract, as of record in Book 974, page 28, Register's Office for said County.

Said Lot No. 9 fronts 50 feet 4 inches on the easterly side of 9th Ave., South and runs back between lines, 135 feet on the northerly live and 164 feet 6 inches on the southerly line, to the westerly line of a 5 foot ditch, on which is measures 70 feet 2 inches.

Being the same property conveyed to Mildred Bass by deed from Robert F. Lance and Associated, of record in Book 5840, Page 602, Register's Office of Davidson County, Tennessee. Being the same property conveyed to Ray Hamilton, a one-half undivided interest, making him a tenants in common by deed from Mildred Bass, of record in Book 5851, Page 863, Register's Office of Davidson County, Tennessee.

This description is the same as in the prior deed.

This property is __unimproved _X_improved property known as: 2402 9th Ave. South, Nashville, TN 37204.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 12th day of February, 2016.

Mildred Bass Hamilton
Mildred Bass Hamilton

Ray Hamilton by Mildred Bass Hamilton his attorney-in-fact
Ray Hamilton by Mildred Bass Hamilton
his attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mildred Bass Hamilton, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of February, 2016.

Tammy Duncan
Notary Public
My Commission Expires: 4/17/19

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

On this 12th day of February, 2016, before me personally appeared before me, a Notary Public in and for the aforesaid County and State, Mildred Bass Hamilton, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Ray Hamilton, as evidenced by Power of Attorney of record in Instrument No. 20160216-0014291 Register's Office of Davidson County, Tennessee, and acknowledged that such person executed the same as the free act and deed of Ray Hamilton.

Witness my hand and seal, this 7th day of May, 2015.

Tammy Duncan
Notary Public
My commission expires: 4/17/19

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Taylor Johnson, 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.

taylor johnson
Attorney or Custodian

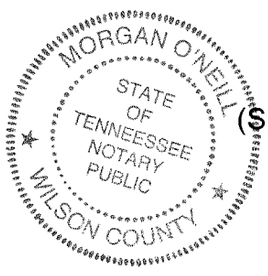
Birthright Title, LLC

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Morgan O'Neill, a notary public in and for the aforesaid county and state, the within named, Taylor Johnson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 3-27-18



(SEAL)