Davidson County DEEDWARR
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Fees:13.00 Taxes:1332.00
20160307-0021525

WARRANTY DEED

DAWN D. CHASE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th DAY MARCH, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/6/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Dublin Ventures, LLC	Dublin Ventures, LLC	118 01 0 380.00
(NAME) 308 Radnor Street	(NAME) 308 Radnor Street	
(ADDRESS) Nashville TN 37211	(ADDRESS) NASHVILLE, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Sixty Thousand And No/100 Dollars ($360,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Barry Gregory, married**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Dublin Ventures, LLC**, hereinafter called the Grantee, its successors 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. 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, to which plat reference is hereby made for a more complete description thereof.

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 line 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 Barry Gregory by Warranty Deed from Mildred Bass, a one-half undivided interest and Ray Hamilton, a one-half undivided interest, tenants in common dated February 12, 2016 and recorded February 16, 2016 as Instrument No. 201602160014292, in said Register's Office for Davidson County, Tennessee.

The above described property is not and has never been the principal residence of the Grantor herein.

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.

File Number: FRN-161189FC

This is improved property, known as 2402 9th Ave. South, Nashville, TN 37204

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 ~~3rd~~ 4th day of March, 2016.

Barry Gregory

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Barry Gregory, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of March, 2016.

Notary Public

My Commission Expires: 3/6/18

(SEAL)

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 04-24-2018

Shelly M Smith

Commission Expires
4-24-2018

File Number: FRN-161189FC