THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20160023629 DEEDWARR
Recvd: 03/23/16 12:14 2 pgs
Fees:13.00 Taxes:2.78
20160323-0027506

KIM MURRAY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 750.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF March, 2016

Notary Public

MY COMMISSION EXPIRES: 3/25/18

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Country Club Investors, LLC		
4372 S. Carothers Rd	New Owner	07008006100
Franklin, TN 37064		
(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, **Carla Baker, Robert Wells and Patricia Williams, being the heirs at law for Nancy Hale Gregory, deceased**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Country Club Investors, LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, ALL OF THEIR INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee being part of Lots 152, 153, and 154, on the Plan of Haynie's Republican Plan, plat of record in Book 161, Page 92.

Said parts of Lot Nos. 152, 153, and 154 on the north side of West Trinity Lane front West Trinity lane 126 feet and fronts the east side of McKinley Street 65 feet to the common corner of Lot Nos. 151 and 152 on McKinley Street, thence in an easterly direction 110 feet to West Trinity Lane, being triangular in shape.

Said part of Lots on the south side of West Trinity Lane fronts West Trinity Lane 45 feet to an alley, thence south with said alley 20 feet to the common corner of Lot Nos. 155 and 154; thence in a westerly direction 40 feet to West Trinity Lane, being triangular in shape.

Less and except that portion of the property conveyed to Metropolitan Government of record in Book 8311, page 397, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Billy G. Gregory and Victor E. Gregory by Warranty Deed from Silas Kidd and wife, Odessa H. Kidd, of record in Book 6151, Page 719, in the Register's Office for Davidson County, Tennessee, dated September 29, 1983 and recorded October 5, 1983.

The said Victor E. Gregory having since died September 27, 2008. By intestate succession, his interest in the subject property vested in his wife, Nancy Hale Gregory and his daughters, Sloan Allison LeMauns and Cheryl Davidson. The said Nancy Hale Gregory having since died intestate on July 3, 2009 and her interest vested in her children: Carla Baker, Robert Wells and Patricia Williams.

See Affidavit of Heirships of record in Instrument No. 20160323-0027503 and Instrument No. 20160323-0027504, said Register's Office.

*This property is not now and never has been the marital residence of seller.

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 **(X)** UNIMPROVED property known as **0 W. Trinity Lane, Nashville, TN 37207.**

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 our hands this the ___ day of _____, 2016.

Carla Baker
Carla Baker

Robert Wells
Robert Wells

Patricia Williams
Patricia Williams

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 **Carla Baker** 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 she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 25th day of February, 2016.

My Commission expires: 10/18/16

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

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 **Robert Wells** 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 26th day of February, 2016.

My Commission expires: 3/25/18

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

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 **Patricia Williams** 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 she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 25th day of February, 2016.

My Commission expires: 10/18/16

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public