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 12:15 2 pgs
Fees:13.00 Taxes:6.48
20160323-0027507

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 $ **1,750.00**.

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	070-08-0-061.00
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, **Billy G. Gregory**

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 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 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 110feet 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.

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 died September 27, 2008. Affidavit of Heirship of record in Instrument No. * , in said Register's Office, references his heirs as follows: his wife Nancy Hale Gregory, and his two daughters Sloan Allison LeMauns and Cheryl Davidson. The said Nancy Hale Gregory died July 3, 2009. Affidavit of Heirship of record in Instrument No. 20160323-0027504, in said Register's Office, references her heirs as follows: her three children, Carla Baker, Robert Wells, and Patricia Williams. Sloan Allison LeMauns and Cheryl Davidson having conveyed their interest to Billy G. Gregory by Quitclaim Deed of record in Instrument No. 20160323-0027505, said Register's Office. *20160323-0027503

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 my hand this the 22 day of March, 2016.

Billy G. Gregory

Billy G. Gregory

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 **Billy G. Gregory** 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 for the purposes therein contained.

Witness my hand and official seal this the 22nd day of March, 2016.

My Commission expires: 10/18/16

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY