P15-7028-BW

THIS INSTRUMENT WAS PREPARED BY

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

BILL GARRETT, Davidson County
Trans: T20160023637 DEEDWARR
Recvd: 03/23/16 12:20 2 pgs
Fees: 13.00 Taxes: 19.43
20160323-0027511

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 5,250.00.

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	05916007200 and 07008003900 and 07008002000
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 and Estelle Gregory, husband and wife**

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:

Tract 1: 2509 Grover St., Nashville, TN 37207, 05916007200
Being Lot No. 68 on the Plan of Haynie's Cleveland Addition as of record in Plan 161, page 35 R. O. D. C. Tennessee

Said Lot No. 68 fronts 40 feet on the northerly side of Grover Street and runs back between parallel lines 125 feet more or less, and is one of the two lots heretofore conveyed to the said Johnson Bransford and Robert Lusk by deed from Richard S West and wife, Karen M West, of record in Book 1389, page 211 R. O. D. C., Tennessee.

Being the same property conveyed to Billy G. & Estelle Gregory by Final Decree Confirming Sale dated 02/01/1990 from State of Tennessee Etc. filed of record in Book 8151 page 858, Register's Office for Davidson County, Tennessee.

Tract 2: McKinley Street, Nashville, TN 37207, 07008003900
Being certain property in Davidson County, Tennessee, located on McKinley Street, being Lot No. 205 and 25-125. Further described as Field Book No. 13DA31745, Map and Parcel No. 70-8-39 of Tax Assessor's Office Davidson County, Tennessee.

Being the same property conveyed by Quitclaim Deed to Billy G. Gregory from The Metropolitan Government of Nashville and Davidson County, recorded 12/03/1991 recorded in Book 8449, page 497, Register's Office for Davidson County, Tennessee.

Tract 3: McKinley Street, Nashville, TN 37207, 07008002000
Located on McKinley Street, Nashville, Tennessee, as shown on the Davidson County Tax Assessor's records as parcel 20, Map 70-8, Field Book No. 13DA 11810.

Being the same property conveyed to Billy G. and Estelle Gregory by Quitclaim Deed dated November 21, 1990 from K.J. Pomeroy and Helen Pomeroy of record in Book 8254, page 641, Register's Office for Davidson County, Tennessee.

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 **Tract 1: 2509 Grover St., Nashville, TN 37207; Tract 2: McKinley Street, Nashville, TN 37207; Tract 3: McKinley Street, 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 22 day of March, 2016.

Billy G. Gregory

Estelle 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

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 **Estelle 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 she executed the within instrument of the purposes therein contained.

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

My Commission expires: 10/18/16

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public