WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

x Joseph P Tassone
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of March, 2016.

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: January 09, 2018

(AFFIX SEAL)

Deanie L. Gregory State of Tennessee Notary Public Davidson County

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph P. Tassone	~~Joseph P. Tassone~~ SunTrust Mortgage, Inc.	042070a11500co
(NAME) 4201 Bernard Rd.	(NAME) 901 Semmes Avenue ~~4201 Bernard Rd.~~	
(ADDRESS) Joelton, TN 37080	(ADDRESS) Richmond, VA 23224 ~~Joelton, TN 37080~~	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20160025150 DEEDWARR
Recvd: 03/29/16 10:33 2 pgs
Fees:13.00 Taxes:370.00
20160329-0029577

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Steven E. Gregory, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOSEPH P. TASSONE, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, Tennessee and described as follows to wit:

Being Lot No. 452, Heritage Square, Phase Four, of record in Plat Book 6250, Page 178, amended in Book 6696, Page 899, Register's Office for Davidson County, Tennessee, to which plat reference is being made for a more complete legal description..

Being the same property conveyed to Steven, E. Gregory, unmarried from Henrie E. Baltimore, unmarried by Warranty Deed dated April 30, 1997 of record in Book 10438, Page 922, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO PROPERTY TAXES FOR 2016, ALL MATTERS SET FORTH ON THE PLAN OF HERITAGE SQUARE, PHASE FOUR OF RECORD IN PLAT BOOK 6250, PAGE 178, AMENDED IN BOOK 6696, PAGE 899, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN BOOK 6407, PAGE 59, SAID REGISTER'S OFFICE AND ANY AMENDMENTS THERETO.

THE HEREIN CONVEYED PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF THE ABOVE GRANTOR.

unimproved ☐

This is improved ☑ property, known as 1508 Tradition Court, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my, heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 25th day of March, 2016.

Steven E. Gregory

STATE OF TENNESSEE

COUNTY OF Davidson

On this 25th day of March, 2016, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Steven E. Gregory**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
January 09, 2018

Notary Public, Deanie Gregory

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

