WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160033877 DEEDWARR
Recvd: 04/25/16 14:53 2 pgs
Fees:13.00 Taxes:1169.20
20160425-0040093

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $316,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of April, 2016

Notary Public

MY COMMISSION EXPIRES: 8/20/19
(AFFIX SEAL)

NATHAN KEITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S):
Garreth Condron and Madeline Kirklighter	new owner	172090A-10900CO
(NAME)	(NAME)	
740 N. Wickshire Way		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20160698

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, I/we, Dominic J. Gregali and wife, Megan W. Gregali, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Garreth Condron, unmarried and Madeline Kirklighter, unmarried, as tenants in common with rights of survivorship, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 109 on the Plan of Banbury Crossing, Section Three, a Planned Unit Development, as of record in Book 9700, page 665 and 666, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being all of the same property conveyed to Dominic J. Gregali and wife, Megan W. Gregali, by Warranty Deed from Matthew C. Everett and Amy Coombs Everett, Husband and Wife, dated September 14, 2012, and filed of record in Instrument 20130116-0005209, Register's Office aforesaid.

RESTRICTIONS:
This conveyance is made subject to Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions in Book 10369, Page 48 and Amended in Instrument No. 20030728-0105031 and further amended in Instrument No. 20051020-0126681, Register's Office for said County, and to easements, setback lines, notes, conditions, stipulations, etc, and all other matters set out on the aforesaid subdivision plat

Unimproved ☐

This is improved ☒ property, known as 740 N. Wickshire Way, Brentwood, TN 37027
(House No.) (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 GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 22nd day of April, 2016

Dominic J. Gregali

Megan W. Gregali

STATE OF Tennessee)
County OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Dominic J. Gregali and wife Megan W. Gregali, the within named 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, at office, this 22nd of April, 2016.

Notary Public
My Commission Expires: 7/3d/17

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY