WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160052710 DEEDWARR
Recvd: 06/21/16 13:37 2 pgs
Fees:13.00 Taxes:111.00
20160621-0063065

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of June, 2016

Notary Public

MY COMMISSION EXPIRES: May 08, 2017

(AFFIX SEAL)

I. DYKE TATE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Old Hickory Cabin Trust II	Old Hickory Cabin Trust II	38.104
(NAME)	(NAME)	
c/o FBMM 2300 Charlotte Avenue, Suite 103 P.O. Box 340020	c/o FBMM 2300 Charlotte Avenue, Suite 103 P.O. Box 340020	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203-0020	Nashville, TN 37203-0020	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Mildred L. Gregory, James H. Gregory, and Samuel Gregory, heirs of Herbert C. Gregory, deceased,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Old Hickory Cabin Trust II,** 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:

Being a tract of land lying in the 14th Civil District, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin (O) in the southern right-of-way Old Hickory Boulevard being the northwest corner of a tract owned by Highland Rim Preservation Trust (Tax Map 38 Parcel 101) as of record in instrument #20151209-0123767, R.O.D.C., TN., and being the northeast corner of a tract owned by The Old Hickory Cabin Trust II (Tax Map 38 Parcel 188) as of record in instrument #20141020-0096311 R.O.D.C., TN, THENCE: leaving road, S 32 deg 32 min 02 sec E, 362.42' to an iron pin, THENCE: S 37 deg 06 min 15 sec W, 200.00' to an iron pin by an 36" oak, THENCE: S 47 deg 14 min 15 sec E, 241.30' to an iron pipe (O), THENCE: S 31 deg 04 min 28 sec E, 677.25' to an iron pipe (O) point of beginning, being the northeast corner of a tract owned by Glenn S. Christman ETUX (Tax Map 38 Parcel 103) as of record in deed book 10079 page R.O.D.C., TN., THENCE: with Christman, S 83 deg 16 min 23 sec W, 753.26' to a new iron pin, in the line of a tract owned by Donald W. Wilkes ETUX as of record in deed book 5137 page 108 R.O.D.C., TN., THENCE: with Wilkes N 02 deg 31 min 24 sec W, 300.00' to an iron pipe (O), being the southwest corner of a tract owned by Beau Maxwell as of record in instrument #20060502-0050693 R.O.D.C., TN., THENCE: N 71 deg 47 min 53 sec E, 556.88' to an iron pipe, THENCE: S 31 deg 04 min 28 sec E, 450.00' to point of beginning containing 5.3 acres more or less as per a survey by CK Surveyors LLC dated 6/6/2016.

Being the same property conveyed to Herbert G. Gregory, Jr, being one and the same as Herbert C. Gregory by deed dated August 3, 1983 from Joseph H. Mangrum and Charles E. Binkley of record in Book 6108, Page 394, Register's Office for Davidson County, Tennessee. The said Herbert C. Gregory died December 30, 2011 survived by his heirs at law being Mildred L. Gregory, James H. Gregory and Samuel Gregory.

unimproved ☑

This is improved ☐ property, known as 0 Old Hickory Blvd., Nashville, TN 37218
(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 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/our hands this 17th day of June, 2016.

Mildred Gregory By: James H. Gregory as Attorney- James H. Gregory in-Fact Attorney in-Fact

Samuel Gregory By James H Gregory Attorney in-fact
Samuel Gregory by: James H. Gregory as Attorney-in-Fact

State of Tennessee
County of Davidson

Personally appeared before me **James H. Gregory** with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 17th day of June, 2016.

Notary Public I. Dyke Tatum
My Commission Expires: May 08, 2017

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James H. Gregory with whom I am personally acquainted, or provided to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of Mildred Gregory as Attorney-In-Fact, as his free act and deed.

Witness my hand and official seal this 17th day of June, 2016.

Notary Public I. Dyke Tatum

My Commission Expires: 5/8/2017

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James H. Gregory with whom I am personally acquainted, or provided to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of Samuel Gregory as Attorney-In-Fact, as his free act and deed.

Witness my hand and official seal this 17th day of June, 2016.

Notary Public I. Dyke Tatum

My Commission Expires: 5/8/2017

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

File No.: 16-OldHickoryCabin