Return to: Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 16068023

BILL GARRETT, Davidson County
Trans:T20160060364 DEEDWARR
Recvd: 07/14/16 10:38 2 pgs
Fees:13.00 Taxes:758.50
20160714-0072223

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ WILSON)

The actual consideration or value, whichever is greater, for this transfer is: $205,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of July, 2016.

Notary Public
My Commission Expires: 3-27-18

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Steven Gregory 925 WAYNEWOOD LN Hermitage TN 37076-1773	Peoples Home Equity 170 Seven Oaks Knoxville, TN 37922	Tax Parcel ID No. 075-12-0B-019.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Thomas A. Mayberry, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Steven E. Gregory, married**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 90, SECTION 1, PHASE ONE & A PORTION OF PHASE TWO, BROOKSIDE WOODS, as shown on plat of record in Plat Book 9700, Pages 397 and 398, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Cynthia E. Mayberry, unmarried to Thomas A. Mayberry, unmarried, as recorded on the 16th day of December, 2014 in Instrument No. 20141216-0114928; Quitclaim Deed from Thomas A. Mayberry, a married man, and joined by his spouse Cynthia E. Mayberry to Thomas A. Mayberry and Cynthia E. Mayberry, husband and wife as joint tenants with right of survivorship and not as tenants in common, as recorded on the 10th day of September, 2008 in Instrument No. 20080910-0092532; Warranty Deed from Fox Ridge Homes, Inc. to Thomas A. Mayberry, married, as recorded on the 22nd day of December, 2000 in Instrument No. 20001222-0125749 and Final Decree of Divorce in Case No. 12D1329, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 9700, Page(s) 397, Plat Book 9700, Page 350 and Plat Book 9700, Page 362.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 10444, Page 213, Book 11103, Page 156, Book 11346, Page 460 and Book 11453, Page 900.

Charter of Brookside Woods Homeowners Association recorded in Book 10451, Page 506.

Easement for Utility, recorded in Book 5609, Page 627.

Easement for Sanitary Sewer, recorded in Book 11497, Page 577.

This is improved property located at 925 WAYNEWOOD LN Hermitage TN 37076-1773

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of July, 2016.

Thomas A. Mayberry by Sheila Creviston, his Attorney-in-Fact

Thomas A. Mayberry by Sheila Creviston,
his Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sheila Creviston, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for Thomas A. Mayberry, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 12th day of July, 2016.

Notary Public

My Commission Expires: _____

KATE ROSENTIAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018