WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/15/16 15:02 2 pgs
Fees:13.00 Taxes:481.00
20160715-0073090

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$130,000.00.**

Affiant

Subscribed and sworn to before me this day of , 20

Notary Public
My Commission expires:
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Amanda Benson	SAME	07102002800
3509 Brick Church Pike A		
Nashville, TN 37207		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, , **Gordon Gregory, Dottie Lassiter, and Gerel McCord (also known as Gerel Dean McCord),** hereinafter called the GRANTORS, do hereby bargain, sell, convey and confirm unto **Amanda Benson**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Tract 1:

Being Lot No. 31 in the plan of the First Addition to Avondale, as recorded in Book No. 161, Page No. 13, Register's Office for Davidson County, Tennessee.

Said Lot No. 31 fronts 50 feet on the South side of Greenwood Avenue and runs back between parallel lines, 149 feet.

Being the same property conveyed to J.E. Gregory and wife, Lillie Gregory from Dixie Butterworth and husband, James Butterworth by Warranty Deed on June 1, 1929, of record in Book 846, Page 177, Register's Office for Davidson County, Tennessee.

Tract 2:

Being Lot Nos. 32 and 33 on the Plan of E.J. Scruggs First Addition to Avondale as recorded in Book 161, Page 13, Register's Office for Davidson County, Tennessee.

Said Lot Nos. 32 and 33 front 50 feet each on the southerly side of Greenwood Avenue and run back southerly between parallel lines 149 feet more or less to a 12 foot alley.

Being the same property conveyed to Jewell Gregory and wife, Lillie Gregory from E. J. Scruggs and wife, Elizabeth S. Scruggs of record in Installment Deed of record in Book 989, Page 79, Register's Office for Davidson County, Tennessee.

Jewell Gregory having deceased on May 17, 1967. Lillie Gregory having deceased on March 14, 1978. Property conveyed to heirs at law, being Gordon Gregory, Dottie Lassiter and Gerel McCord, by Affidavt of Hiership of record in Instrument No. 20160715-0073089 , Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 in the estimated amount of $845.63 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 07102002800, which are not due until 10/1/2016.
- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.
- Subject to all matters as shown on the Plan of record in Plat Book 161, Page 13, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1240 North Avondale Circle, Nashville, TN 37207**
TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the

aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 July 8, 2016.

Gordon Gregory

Dottie Lassiter

Gerel McCord

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared , **Gordon Gregoary, Dottie Lassiter, and Gerel McCord** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 8, 2016

My commission expires 5-24-19

Notary Public

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-19

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.