Davidson County DEEDWARR
Recvd: 08/11/16 15:38 3 pgs
Fees:18.00 Taxes:562.40
20160811-0083835

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $152,000.00

Affiant

Subscribed and sworn to before me, this 11th day of August, 2016.

Notary Public
My commission expires: 08-25-2019

LACEY CHUMLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 08-25-2019

06-1605-76415

Address of New Owner:	Send Tax Bills to:	Tax Information:
Nickolaus Corniea 255 Bonnacroft Dr. Hermitage TN 37076	Same as Owner	075-13-0-081.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Michael L. Gregory, Jr. and Jennifer L. Gregory, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Nickolaus Corniea and Sarah Corniea, husband and wife**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 157, on the Plan of Hermitage Hills, of record in Book 2900, Pages 48 and 49, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael L. Gregory, Jr., unmarried by deed from Terry A. Likens and Teresa G. Likens, dated June 18, 2004, recorded June 21, 2004, of record in Instrument No. 20040621-0073071, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Michael L. Gregory, Jr. and Jennifer L. Gregory, husband and wife by Quitclaim Deed from Michael L. Gregory, Jr., a married man, who acquired title as unmarried, dated September 20, 2013, recorded October 22, 2013, of record in Instrument No. 20131022-0109970, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 255 Bonnacroft Dr., Hermitage, TN 37076.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 10th day of August, 2016.

Michael L. Gregory, Jr.

Jennifer L. Gregory

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Michael L. Gregory, Jr. and Jennifer L. Gregory**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 10th day of August, 2016.

Notary Public
State of Tennessee at Large

My Commission expires: 04.03.2020

JACKIE MALONE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

I, Ashley Morgan, 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 Tennessee

County of Rutherford

Personally appeared before me, Lacey Chumley, a notary public for this county and state, Ashley Morgan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

{Notary' Seal}

