BILL GARRETT, Davidson County
Trans:T20160070091 DEEDWARR
Recvd: 08/12/16 11:01 3 pgs
Fees:18.00 Taxes:888.00
20160812-0084171

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Southern Exchange and Acquisitions Inc. 109 Kenner Avenue, Ste. 201 Nashville, TN 37205	New Owner	07202012700
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205.		26b 15323

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Cathy Brown, Executrix for the Estate of Barry Arnold Gregory, Cathy Michelle Brown, individually and Christy Lynn Bramble, individually (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Southern Exchange and Acquisitions Inc., a Nevada corporation (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being the east half of Lot No. 39, all of Lot NO. 40, and the west half of Lot No. 41 on the Map of E.B. Craig's Subdivision of the Crownover Property on the Gallatin Road, as of record in Book 894, pages 640 and 641, Register's Office for said County.

Said Lot and parts of said Lots adjoin and front together 100 feet on the southerly side of Ben Allen Road, formerly Jere Baxter Avenue, and runs back between parallel lines, 140 feet to a dead line.

Being the same property conveyed to Barry A. Gregory by Warranty Deed from Stephen A. Wright, Jr. and wife, Virginia H. Wright dated October 15, 1997 in Book 10649, page 849, in the Register's Office of Davidson County, Tennessee. The said, Barry A. Gregory has since died on December 4, 2015 and his estate is in Probate Case 16P-771 of Davidson County Seventh Circuit Court, Probate Division.

Barry Arnold Gregory and Barry A. Gregory was one and the same person.

THIS CONVEYANCE IS MADE SUBJECT TO:

1. 2016 Davidson County taxes are not yet due and payable.
2. All matters as shown on plat of record in Plat Book 894, pages 640 and 641, said Register's Office for Davidson County, Tennessee.
3. Easement of record as shown in Book 4774, page 970, said Register's Office for Davidson County, Tennessee.

This is improved real property located on 1022 Hart Lane, Nashville, TN, 37216.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $240,000.00.

Affiant

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

Notary Public

Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 240,000
, Affiant
Subscribed and sworn before me this the
12 Day of AUG, 2016.
, Deputy Register

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, it's successors and assigns, forever.

And Grantors dos covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, it's successors and against the lawful claims of all persons whomsoever.

Witness my hand this 8th day of August, 2016.

The Estate of Barry Arnold Gregory

By: Cathy Brown Executrix
Cathy Brown, Executrix

Cathy Michelle Brown
Cathy Michelle Brown, Individually

X Christy Lynn Bramble
Christy Lynn Bramble, Individually

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared ~~Mary~~ Cathy Brown with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Executrix of The Estate Barry Arnold Gregory, and that he as such Executrix executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate by himself/herself as Executrix.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 8th day of August, 2016.

Notary Public

My Commission Expires: 1-6-19

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Cathy Michelle Brown with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing and who acknowledged that she executed the same the foregoing instrument for the purposes herein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 8th day of August, 2016.

My Commission Expires: 1-6-19

Notary Public

My STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Christy Lynn Bramble with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing and who acknowledged that she executed the same the foregoing instrument for the purposes herein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 8th day of August, 2016.

Commission Expires: 1-6-19

Notary Public