RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN167765

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160070683 DEEDWARR
Recvd: 08/15/16 14:21 2 pgs
Fees:13.00 Taxes:943.50
20160815-0084905

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of August, 2016.

NOTARY PUBLIC

My commission expires: 7-24-2017

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew R. McAlister 5570 Oak Chase Drive Cane Ridge, TN 37013	Same address as new owner	173 04 0A 367.00CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Fifty Five Thousand and 00/100 Dollars ($255,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ALVONIA L. GREGORY II, A MARRIED MAN AND DEANDREA GREGORY, HIS WIFE**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **MATTHEW R. MCALISTER, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 335 on the plan of Final Plat, Section Four, Oak Highlands, a Planned Unit Development, of record in Instrument No. 20040128-0010661, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Alvonia L. Gregory II, a married man and Deandrea Gregory, his wife, by Warranty Deed from Lifestyle Home Builder, Inc., a Tennessee Corporation, dated 11/4/2014, and recorded 11/7/2014 at Instrument Number 20141107-0102978, Register's Office for Davidson County, Tennessee; and further conveyed to Lifestyle Home Builders, Inc., a Tennessee Corporation by Warranty Deed from Pine Oaks Properties Two, G.P. a Tennessee General Partnership dated 07/08/2014 and recorded on 07/09/2014 at Instrument 20140709-0060375, Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 5570 Oak Chase Drive, Cane Ridge, TN 37013, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2016 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 15th day of August, 2016.

ALVONIA L. GREGORY II

Deandrea Gregory by Alvonia L. Gregory II as attorney in fact

DEANDREA GREGORY BY ALVONIA L. GREGORY II, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Alvonia L. Gregory II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 15th day of August, 2016.

Notary Public
My commission expires: 7-24-2017

BRYANT L. GRANTHAM NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Personally appeared before me, a Notary Public, Alvonia L. Gregory II, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), on behalf of Deandrea Gregory and acknowledged that he executed the same as the free act and deed of the said Deandrea Gregory.

WITNESS my hand and seal, this the 15th day of August, 2016.

Notary Public
My commission expires: 7-24-2017

BRYANT L. GRANTHAM NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY