Davidson County DEEDWARR Recvd: 09/08/16 15:39 4 pgs Fees:23.00 Taxes:721.50 **20160908-0094784**

THIS INSTRUMENT PREPARED BY:
Mary Margo Turner, Esq.
Rudy Winstead Turner, PLLC
2010 21st Ave. S.
Nashville, Tennessee 37212

NIRAJ VANMALI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
Comm. Exp. 3-6-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $195,000.00.

Affiant

SUBSCRIBED AND SWORN to before me, this 22nd day of August, 2016.

Notary Public
My Commission Expires: _____

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Nathan Stiteler and Chloe Stiteler 1019 Woods Lake Drive Madison, TN 37115	New Owner	Map/Parcel 33-15-0-080.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, the Estate of Alice Diane Gregory (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey unto Nathan Stiteler and Chloe Stiteler, husband and wife, (collectively, the "Grantee"), its heirs and assigns, all of its right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 137, on the Plan of Section Two Primrose Acres, as shown on plat of record in Plat Book 2900, Page 44, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Allen R. Gregory and wife, Alice Diane Gregory by deed of record in Book 9201, Page 70, in the Register's Office for Davidson County, Tennessee.

****

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever. Grantor does

*** The said Alice Diane Gregory since having deceased on Jan 10t 2016. Elaine Purvis being named executrix by Will and verified in Probate Court in Case Number MC CH CV PB 16-0000096.

Allen R Gregory having deceased before Alice Diane Gregory leaving all of his interest to his spouse Alice Diane Gregory

covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple and have good right to convey it, and that said land is unencumbered, except for current taxes, and restrictions and easements of record. Grantor covenants with Grantee that Grantor will warrant and forever defend title to the Premises against the lawful claims of all persons whomsoever.

Grantor warrants that it is lawfully seized and possessed of said Property in fee simple, and have a good right to convey it, subject to those matters shown on Exhibit "A" attached hereto and incorporated herein by this reference.

Grantor further covenants and binds itself, its heirs and assigns, to warrant and forever defend the title to said Property (subject to the matters set forth on Exhibit "A") against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

This deed may be executed in any number of duplicate counterparts. Each such duplicate counterpart, which has been signed by at least one signatory, when combined with other counterparts which have been signed by the other signatories, shall be deemed an original.

IN WITNESS WHEREOF, Grantor has executed this instrument as of the 22nd day of August, 2016.

GRANTOR:

ESTATE OF ALICE DIANE GREGORY

Elaine Purvis Executor of Estate of Alice Diane Gregory

By: Elaine Purvis
Title: Executor of Estate of Alice Diane Gregory

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Elaine Purvis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged herself to be Executor of the Estate of Alice Diane Gregory, and that she, as such Executor, and being authorized to do so, executed the forgoing instrument for the purposes therein contained, by signing the name of the Estate of Alice Diane Gregory by herself as Executor.

Witness my hand in Nashville, Tennessee this 22nd day of August, 2016.

Notary Public

My Commission Expires: 11/5/18

MARY MARGO TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 05, 2018

EXHIBIT "A"

PERMITTED EXCEPTIONS

1) Zoning;

2) Setback requirements and general utility, sewer, and drainage easements of record on the Binding Agreement Date upon which the improvements do not encroach;

3) Subdivision and/or condominium declarations, restrictions, and easements of record on the Binding Agreement Date; and

4) Leases and other encumbrances specified in this Agreement.

True Copy Certification

I, Dellana Lowhorn, 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, JohnBell Jr, a notary public for this county and state, Dellana Lowhorn 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 on

Notary Seal (if on paper)

JOHN A. BELL JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 10, 2018