BILL GARRETT, Davidson County
Trans:T20160093829 DEEDWARR
Recvd: 10/24/16 15:45 2 pgs
Fees:13.00 Taxes:481.00
20161024-0112375

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
16-1013HV

STATE OF TENNESSEE
COUNTY OF Sumner

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

Affiant

KAYLA R. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC MACON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th day of October, 2016.

Notary Public
Commission Expires: 11-20-18

Address of New Owner	Send Tax Bills To:	Map & Parcel
Arthur W. Essery 448 Ewing Lane Nashville, TN 37207	Same as new owner	060-01-0-026.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Betty Deal Gregory, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Arthur W. Essery

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 20 on the Plan of Aldrich Heights, Section I, as of record in Book 2083, Page 76, Register's Office for Davidson County, Tennessee.

Said Lot No. 20 fronts 70 feet on the southeasterly side of Old Ewing Lane and runs back between lines, measuring 260.6 feet on the northeasterly line and 226.73 feet on the southwesterly line to a dead line in the rear, measuring 136 feet thereon.

BEING the same property conveyed to Garland D. Gregory and wife, Betty Deal Gregory, by Warranty Deed from Woodbine Homes, Inc., dated 3/7/55 and recorded 3/8/55 in Book 2345, Page 457, Register's Office for Davidson County, Tennessee. Garland D. Gregory having since died 9/26/1995, leaving Betty Deal Gregory as the surviving tenant.

Power of Attorney of record in Instrument No. 20160805-0081427, said Register's Office. Betty Deal Gregory and Betty D. Gregory are one and the same.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 448 Ewing Lane, Nashville, TN 37207.

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 and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 19th day of October, 2016.

Betty D. Gregory by Brian C. Lassiter ATTORNEY IN FACT.

Betty D. Gregory by Brian C. Lassiter,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Brian C. Lassiter** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for **Betty Deal Gregory** and that he is authorized by **Betty Deal Gregory** to execute this instrument on her behalf.

Witness my hand and official seal at Hendersonville, Tennessee this 19th day of October, 2016.

Kim Gillespie
Notary Public
My Commission Expires: 9-22-20

(Notary Seal)

