THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 161110067**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $720,000.00. Affiant Subscribed and sworn to before me, this 13th day of January, 2017. Notary Public My Commission Expires: 8.4.20

THOMAS VORHOLT II NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20170004317 DEEDWARR
Recvd: 01/17/17 13:03 2 pgs
Fees:13.00 Taxes:2664.00
20170117-0004855

WARRANTY DEED

Address New Owner: Jeremy R. Finley and Rebecca H. Finley 221 LAUDERDALE RD Nashville, TN 37205-1821	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 10312007500

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Elizabeth V. Gregory, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeremy R. Finley and Rebecca H. Finley, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

All that certain parcel of land situate in the City of Nashville, County of Davidson and State of Tennessee bounded and described as follows:

Land in Davidson County, Tennessee, being the Southerly 58 feet of Lot No. 12 and the Northerly 15 feet of Lot No. 11 of Block 1 Cherokee Park, Second Section as of record in Book 547, Page 175 and 176, Register's Office for Davidson County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property as transferred by deed dated 10/01/99, recorded 11/05/99, from David R. Dickson and wife, Suzanne E. Dickson, to Elizabeth V. Gregory, unmarried, recorded in Book 11733, Page 569.

Being the same property conveyed by Quitclaim Deed from Elizabeth V. Gregory, a married woman who acquired title as unmarried to Elizabeth V. Gregory, a married woman, as recorded on the 4th day of June, 2013 in Instrument No. 20130604-0056406 and Warranty Deed from David R. Dickson and wife, Suzanne E. Dickson to Elizabeth V. Gregory, unmarried, as recorded on the 5th day of November, 1999 in Deed Book 11733, Page 569, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF CHEROKEE PARK, SECOND SECTION, as recorded in Plat Book 547, Page(s) 175 and 176.

License Agreement recorded at Instrument No. 20070920-0112714.

This is improved property located at 221 LAUDERDALE RD Nashville, TN 37205-1821.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of January, 2017.

Elizabeth V. Gregory

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Elizabeth V. Gregory, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of January, 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018