Davidson County DEEDWARR
Recvd: 03/03/17 15:04 4 pgs
Fees:23.00 Taxes:869.50
20170303-0021504

Commitment Number: 21955467

After Recording Return To:
ServiceLink, LLC
1355 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
NICK REED and **COURTNEY REED**, 568 BREWER DRIVE, NASHVILLE, TN 37211

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
147 14 83.00

GENERAL WARRANTY DEED

W. BRANDON GREGG and **COURTNEY N. CLAY NKA COURTNEY N. GREGG**, husband and wife, hereinafter grantors, for $235,000.00 (Two Hundred Thirty Five Thousand Dollars and Zero Cents) in consideration paid, grant, with general warranty covenants to **NICK REED** and **COURTNEY REED**, husband and wife, hereinafter grantees, whose tax mailing address is **568 BREWER DRIVE, NASHVILLE, TN 37211**, the following real property:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 308 ON THE PLAN OF WHISPERING HILLS, SECTION II-B, AS OF RECORD BOOK 2331, PAGE 155, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY FOR A MORE COMPLETED AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PARCEL CONVEYED TO W. BRANDON GREGG AND COURTNEY N. CLAY, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP FROM BARBARA D HOERZ FKA BARBARA JONES, UNMARRIED, BY VIRTUE OF A DEED DATED 4/29/52005, RECORDED 5/5/2005, AS INSTRUMENT NO. 20050505-0050295, COUNTY OF DAVIDSON, STATE OF TENNESSEE

True Copy Certification

I, David Bagwell, 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.

David Bagwell
Signature

State of PA

County of Beaver

Personally appeared before me, Melanie Miller, a notary public for this county and state, David Bagwell, 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: 4/27/2018
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Melanie Miller, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 27, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Assessor's Parcel No: 147 14 83.00
Property Address is: 568 BREWER DRIVE, NASHVILLE, TN 37211

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on Feb. 22, 2017:

W. BRANDON GREGG

Courtney N. Clay NKA Courtney N. Gregg

COURTNEY N. CLAY NKA
COURTNEY N. GREGG

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Feb. 22, 2017 by **W. BRANDON GREGG** and **COURTNEY N. CLAY NKA COURTNEY N. GREGG** who are personally known to me or have produced driver's license as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Karen R. Campbell
Notary Public

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 6, 2017

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Tennessee
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $235,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me Karen R. Campbell, Notary Public

This 22ND day of Feb, 2017.

Courtney N. Clay NKA Courtney N. Gregg
Affiant

Courtney N Clay NKA Courtney N Gregg
Print Name

(Seal)

Karen R. Campbell
Notary Public

My commission expires:

Nov. 6, 2017

Karen R. Campbell
Print Name

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 6, 2017