Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Cindy L Briley, Register
Sumner County Tennessee
Rec #: 908370 Instrument #: 1189523
Rec'd: 10.00 Recorded
State: 2035.00 3/27/2017 at 10:03 AM
Clerk: 1.00 in Record Book
Other: 2.00 4502
Total: 2048.00 Pgs 271-272

10:03
(1)

39-B
File #17-1075

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lynn Berry Gregory, a single person**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Abraham May**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 25 of Block "F" on the Plan of Cherokee Park, as of record in Book 547, pages 169 and 170, Register's Office for Davidson County, Tennessee.

Said Lot No. 25 fronts 90 feet on the westerly side of Wilson Avenue and runs back between lines 140 feet on the south line and 146.06 feet on the north line along the south margin of Aberdeen Road to a dead line in the rear of which it measures 94.28 feet.

Being the same property conveyed to Lynn Berry Gregory, a/k/a, Lynn B. Gregory by Warranty Deed from William J. Burns, a single person, dated January 27, 1994 of record in Book 9234, Page 863, Register's Office, Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 315 North Wilson Boulevard, Nashville TN, 37205.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS THE EXECUTION HEREOF this 24th day of March, 2017.

Lynn B. Gregory

Lynn Berry Gregory

BILL GARRETT, Davidson County
Trans:T20170032239 DEEDWARR
Recvd: 04/18/17 09:10 2 pgs
Fees:12.00 Taxes:0.00
20170418-0037453

Ret - Freedom Title

State of Tennessee)
County of Davidson)

On this 24th day of March, 2017, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Lynn Berry Gregory, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5-8-17

KENNETH M. BALLEW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 550,000.00.

Affiant

Sworn and subscribed before me on this the 24th day of March, 2017.

Notary Public

My Commission Expires: 9/25/19

LORI BUIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Abraham May 315 North Wilson Boulevard Nashville, TN 37205	owner	103-12-186.00