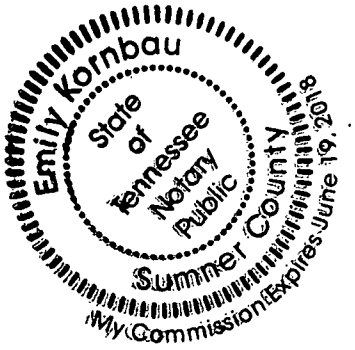
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$268,000.00~~ $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th day of April, 2017.

Notary Public

MY COMMISSION EXPIRES: 6/19/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Laura Gregory and Adam Gregory		126 15 0A 225.00
(NAME)	(NAME) New Owner	
8036 Boone Trace		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Sixty-Eight Thousand And No/100 Dollars ($268,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Andrew Smith and Alyssa Stevens, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Laura Gregory and Adam Gregory, joint tenants** 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 all of Lot No. 203 on the plan of Section Five, Boone Trace at Biltmore, as shown by plat of record in Instrument No. 200006220062086, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Christopher S. Brian and Carlee M. Brian, husband and wife by Warranty Deed from Terry A. Eaves, an unmarried woman dated July 7, 2008 and recorded July 11, 2008 as Instrument No. 20080711-0071485, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Andrew Smith and Alyssa Stevens, Husband and Wife by Warranty Deed from Christopher S. Brian and Carlee M. Brian, husband and wife dated May 6, 2016 and recorded May 12, 2016 as Instrument No. 20160512-0047111, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-172432SSO

BILL GARRETT, Davidson County
Trans: T20170036085 DEEDWARR
Recvd: 04/28/17 14:12 2 pgs
Fees: 13.00 Taxes: 980.50
20170428-0042031

unimproved ☐

This is improved ☒ property, known as 8036 Boone Trace, Nashville, TN 37221

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 do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 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 our hands this 25 day of April, 2017

Andrew Smith, by Hillary Smith as attorney in fact as attorney in fact

Alyssa Stevens, by HIllary Smith as attorney in fact as attorney in fact

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid personally appeared Hillary Smith to me known(or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Andrew Smith and Alyssa Stevens, as attorney in fact, and acknowledged that he executed the same as the free act and deed of the said Andrew Smith and Alyssa Stevens, for the purposes therein contained.

Witness my hand and official seal, this the 25th of April, 2017.

Notary Public

My Commission Expires: 11-6-17

(SEAL)

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

File Number: GRN-172432SSO