WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20170037358 DEEDWARR
Recvd: 05/03/17 11:23 2 pgs
Fees: 13.00 Taxes: 1184.00
20170503-0043569

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bryan Houston	Same as new owner	117020D00500CO
(NAME) 3019 Woodlawn Drive, #5	(NAME)	
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, JUSTIN GREGG AND REBECCA GREGG, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BRYAN HOUSTON, AN UNMARRIED PERSON, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 5 on the Plan of the Clairmont Condominium, of record in Plat Book 6200, Page 551, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to JUSTIN GREGG AND REBECCA BLADES, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, by deed from ELLEN HICKS THORNTON, UNMARRIED, of record in Instrument No. 20120502-0037685, dated April 30, 2012, said Register's Office. Being further conveyed to JUSTIN GREGG AND REBECCA GREGG, HUSBAND AND WIFE, by Quitclaim Deed from JUSTIN GREGG AND REBECCA BLADES, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, of record in Instrument No. 20120731-0067295, dated July 27, 2012, said Register's Office.

This conveyance is subject to: 2017 property taxes which are a lien, but not yet due and payable; all matters as shown on the Plan of the Clairmont Condominium, of record in Plat Book 6200, Page 551, Register's Office for said county; and any and all restrictions and easements of record.

unimproved ☐

unimproved ☐

This is improved ☒ property, known as 3019 Woodlawn Drive, #5, Nashville, TN 37215

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 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 1st day of May, 2017.

Justin Gregg

By: Rebecca Gregg, Attorney in Fact

Justin R. Gregg
By: Rebecca Gregg, his attorney-in-fact

Rebecca Gregg

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rebecca Gregg, 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 Justin R. Gregg as his duly appointed attorney in fact, and acknowledged that she executed the same as the free act and deed of the said Justin R. Gregg.

Witness my hand and official seal at Nashville, TN this 1st day of May, 2017

Notary Public

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 3/6/18

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rebecca Gregg, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 1st day of May, 2017

Notary Public

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 3/6/18