STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF June, 2017.

Notary Public
MY COMMISSION EXPIRES: 3/27/18
File No. G17-8590D

MICHAEL T. MOSER STATE TENNESSEE NOTARY PUBLIC WILSON COUNTY

BILL GARRETT, Davidson County
Trans:T20170050373 DEEDWARR
Recvd: 06/13/17 10:31 2 pgs
Fees:13.00 Taxes:740.00
20170613-0059185

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Olen L. Marcus, Sr. and Rene J. Marcus (NAME) 113 Digby Court (STREET ADDRESS) Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Nations Lending Corporation (NAME) 4 Summit Park Dr. Suite 200 (STREET ADDRESS) Independence, OH 44131 (CITY) (STATE) (ZIP)	26-7-189

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **David B. Gregory and Linda Ann Gregory, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Olen L. Marcus, Sr. and Rene J. Marcus, husband and wife**, 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 Lot No. 301 on the plan of WINDSOR GREEN, PHASE II - SECTION III, as shown by plat of record in Plat Book 6900, Page 845, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 301 fronts 75.00 feet on the southerly margin of Digby Court and extends back 100.00 feet on the easterly line and 100.00 feet on the westerly line to a dead line in the rear measuring 75.00 feet thereon.

BEING the same property conveyed to David B. Gregory and wife, Linda Ann Gregory from Donald H. Gregory and wife, Peggy H. Gregory, by Deed dated January 16, 2009, as Instrument No. 20090121-0005008, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 6406, page 929, and in any allied instrument(s) referred to in said restrictions.

3. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 6900, page 845, Register's Office for Davidson County, Tennessee.

4. Charter of Homeowner's Association of record in Book 8192, page 65 and Book 6396, page 542, Register's Office for Davidson County, Tennessee.

5. Bylaws of record in Book 6406, page 942, Register's Office for Davidson County, Tennessee.

6. Common Area conveyed to Homeowner's Association of record in Book 7864, page 369, Register's Office for Davidson County, Tennessee.

7. Easement for sanitary sewers as recorded in Book 6117, page 290, Register's Office for Davidson County, Tennessee.

8. Easement to Madison Suburban Utility District as recorded in Book 4377, page 94, Book 6636, page 824 and Book 7410, page 996, Register's Office for Davidson County, Tennessee.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 113 Digby Court, Goodlettsville, TN 37072.

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. Whenever 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 my/our hand(s) this 8th day of June, 2017.

X _____ June 08, 2017
David B. Gregory Date

X _____ June 08, 2017
Linda Ann Gregory Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named David B. Gregory and Linda Ann Gregory, husband and wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 8th day of June, 2017.

My Commission Expires: 3/27/18

_____
Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066