Return To: 17-0410
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF September, 2017.

Notary Public
MY COMMISSION EXPIRES: 9-6-20
File No. G17-9845D

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES: 9-6-20

Bill Garrett Davidson County
Batch# 9327 DEEDWARR
10/06/2017 01:16:42 PM 2 pgs
Fees: $13.00 Taxes: $924.63

20171006-0102932

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
James E. Garcia, an unmarried man (NAME)	Franklin American Mtg. (NAME)	136-5-A-38
204 Cates Place (STREET ADDRESS)	6100 Tower Circle, Ste 600 (STREET ADDRESS)	
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Franklin TN 37067 (CITY) (STATE) (ZIP)	

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, **Mallory Gregg, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James E. Garcia, an unmarried man,** 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. 134 on the plan of BAYVIEW ESTATES, PHASE ONE, FIRST REVISION, as shown by plat of record in Plat Book 9700, Page 920, 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 Mallory Gregg, an unmarried woman from Kristin Staten and Tandrea Hall, both unmarried, by Deed dated April 1, 2015, as Instrument No. 20150402-0028880, in the Register's Office for Davidson County, Tennessee.
Aaron Seldon joins in this conveyance for the purpose of conveying any interest he may have in said property, particularly his marital interest.

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 10323, page 55, Book 10727, page 268, Book 11019, page 911, Book 11251, page 126, Book 11271, page 163 and Instrument No. 20020104-0001403, 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 9700, page 920, Register's Office for Davidson County, Tennessee.
4. Bylaws of record in Book 10323, page 86, Register's Office for Davidson County, Tennessee.

5. Common Area conveyed to Homeowner's Association of record in Instrument No. 20000710-0068261 and Instrument No. 20020104-0001404, Register's Office for Davidson County, Tennessee.
6. Landscape Agreement as recorded in Book 10339, page 298, Register's Office for Davidson County, Tennessee.
7. Easement to Bellsouth as recorded in Book 11762, page 271, Register's Office for Davidson County, Tennessee.
8. Grant of Easements as recorded in Book 10085, page 576, Register's Office for Davidson County, Tennessee.
9. Easement for sanitary sewer/storm drainage as recorded in Book 7830, page 233, Register's Office for Davidson County, Tennessee.
10. Easement for ingress/egress over private drive as recorded in Book 3708, page 237, 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 204 Cates Place, Nashville, TN 37217.

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 25th day of September, 2017.

Mallory Gregg — September 25, 2017 Date

Aaron Seldon — September 25, 2017 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 Mallory Gregg and Aaron Seldon, wife and husband, 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 25th day of September, 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