WARRANTY DEED

Bill Garrett Davidson County
Batch# 24290 DEEDWARR
11/09/2017 10:06:49 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20171109-0115377

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 07-06-2020

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ DAVIDSON

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

Brian Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of November, 2017

Notary Public

MY COMMISSION EXPIRES: 7/6/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Richard Steve Kersmarki, II	New Owner	41-11-80
(NAME)	(NAME)	
1241 Rugby Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20172822

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, I/we, J. Wayne Gregory and Beulah V. Gregory, Co-Trustees of The Gregory Family Trust, dated August 22, 2001 , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Richard Steve Kersmarki, II, a single 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. 360 on the Plan of Bellshire Estates, Section "A", as of record in Book 2331, page 115, Register's Office for said County.

Said Lot No. 360 fronts 147 feet on the southwesterly side of Rugby Drive, and runs back 159 feet on the northwesterly line and 261 feet on the southeasterly line to a broken line on which it measures 230.2 feet.

Being the same property conveyed to The Gregory Family Trust, dated August 22, 2201, Jeral Dean Gregory and wife, Beulah V. Gregory, Co-Trustees, dated August 22, 2201, of record in Instrument No. 20010827-0092220, Register's Office for Davidson County, Tennessee. The said Jeral Dean Gregory having since died and according to the terms of the trust agreement, J. Wayne Gregory is named as Successor Co-Trustee.

Unimproved ☐

This is improved ☒ property, known as 1241 Rugby Drive, Nashville, TN 37207
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 6th day of November, 2017

J. Wayne Gregory and Beulah V. Gregory, Co-Trustees of The Gregory Family Trust, dated August 22, 2001

BY: _____
J. Wayne Gregory, Co-Trustee

BY: _____
Beulah V. Gregory, Co-Trustee

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, J. Wayne Gregory and Beulah V. Gregory, Co-Trustees of The Gregory Family Trust, dated August 22, 2001, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th of November, 2017.

_____
Notary Public
My Commission Expires: 3/23/21

