Bill Garrett Davidson County
Batch# 25790 DEEDWARR
11/15/2017 10:51:37 AM 2 pgs
Fees: $13.00 Taxes: $444.00
20171115-0117364

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Victoria M. Gregory
4612 Woodside Drive
Davidson, TN 37138

SEND TAX BILL TO:
Churchill Mortgage Corporation
761 Old Hickory Blvd.
Brentwood, TN 37027

MAP/PARCEL 064-08-0-074.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Michalyn Fletcher, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Victoria M. Gregory, unmarried woman, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 9-B on the Plan of Zone Lot Division, Section Two, Lots 7 thru 12, Lake Country of record in Plat Book 5200, Page 788, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michalyn Fletcher by Warranty deed from Tammy Reynolds fka Tammy Faulkner of record in Instrument No. 20130530-0054326 Register's Office for Davidson County, Tennessee, dated May 23, 2013 and recorded on May 30, 2013. (Value of consideration shown in aforementioned deed $51,000.00.)

This is improved property known as: **4612 Woodside Drive, Davidson, Tennessee 37138**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE. His heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 9th day of November, 2017.

WITNESS MY HAND on this the 9th day of November, 2017

Michalyn Fletcher

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Michalyn Fletcher,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 9th day of November, 2017.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

The actual value or consideration, whichever is greater, for this transfer is $120,000.00.

AFFIANT

Subscribed and sworn to before me this the 9th day of November, 2017.

NOTARY PUBLIC

My Commission Expires: 10-07-19

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 170808