WARRANTY DEED

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

P-WRG-17-404

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $196,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 8/18/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jacqueline Onnette Gregory	**NEW OWNER** by Stearns Lending	
(NAME) **404 Black Mountain Dr.**	(NAME) 4 Hutton Centre Dr., 10th Flr.	**135-14-0A-101.00-CO**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) Santa Ana, CA 92707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TAMARA DODD, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JACQUELINE ONNETTE GREGORY, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 76 on the Plan of Final Plat-Phase Three, Pinnacle Point Subdivision of record in Plat Book 6900, Page 391 through 393, inclusive, 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 Tamara Dodd by Warranty deed from Ronald C. Williams of record in Instrument No. 20060731-0091792 Register's Office for Davidson County, Tennessee, dated July 27, 2006 and recorded on July 31, 2006.

This conveyance is subject to:

- Taxes for the year 2018 and subsequent years
- Plan of record in Plat Book 6900, Page (s) 391 through 393, inclusive, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 7032, Page 733, corrected in Book 7065, Page 959, amended in Book 7067, Page 739, Book 10097, Page 390 and Instrument No. 20010504-0046047, Register's Office for Davidson County, Tennessee
- By-Laws of record in Book 7032, Page 761, in the Register's Office for Davidson County, Tennessee.
- Restrictive Covenant of record in Book 6405, Page 169, in the Register's Office for Davidson County, Tennessee.
- Articles of Incorporation for Pinnacle Point Homeowners Association of record in Book 7058, Page 234, in the Register's Office for Davidson County, Tennessee.
- Conveyance of common area to HOA of record in Book 7032, Page 730, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance to Metropolitan Government of Nashville and Davidson County, Department of water and sewerage services of record in Book 7097, Page 158 and Book 9207 Pages 511 and 522, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **404 Black Mountain Dr., Antioch, Tennessee 37013**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Bill Garrett Davidson County
Batch# 41719 **DEEDWARR**
12/27/2017 01:55:30 PM 2 pgs
Fees: $13.00 Taxes: $725.20

Witness my/our hand(s) this the 21st DAY OF DECEMBER, 2017.

Tamara Dodd by PH
Attorney in Fact
Tamara Dodd
by Paul Hinman as her Attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL HINMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of TAMARA DODD, and who acknowledged he/she/they executed the same as the free act and deed of the said TAMARA DODD.

Witness my hand and official seal, this the 21st of December, 2017.

William E Grones
Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212