Bill Garrett Davidson County
Batch# 73654 DEEDWARR
03/27/2018 10:03:19 AM 2 pgs
Fees: $13.00 Taxes: $666.00
20180327-0028482

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-1813

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $180,000.00

Affiant

Subscribed and sworn to before me, this the 22nd day of March, 2018

Notary Public
My Commission Expires: 3/21/2021

CARRIE CALLAHAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
John Timothy Gregath Lawana Kay Gregath 5001 Traceway Dr Nashville, TN 37221	Same as owner	018-16-0-062

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Kenneth Hellie Jones**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **John Timothy Gregath and wife, Lawana Kay Gregath**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot 1, Final Plat of Jones-Cantrell Subdivision, Plat recorded in Instrument No. 20070423-0047800, Register's Office for Davidson County, Tennessee, to which said plat reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed by Executor's Deed from Kenneth H. Jones, Executor of the Estate of Mary W. Jones, Deceased to Kenneth Hellie Jones, as recorded on the 11th day of August, 2016 in Instrument No. 20160811-0083651; Quitclaim Deed from Kenneth Hellie Jones and wife, Mary A. Jones to J. O. Jones and wife, Mary W. Jones, as recorded on the 27th day of July, 1998 in Deed Book 11036, Page 832; Installment Deed from J. O. Jones et ux, Mary Jones to Kenneth Hellie Jones, as recorded on the 30th day of October, 1987 in Deed Book 7391, Page 111, Register's Office for Davidson County, Tennessee. The said J.O. Jones having predeceased his wife, Mary W. Jones. The said Mary W. Jones having since died testate on June 10, 2016, her last will and testament having been admitted to probate by Order entered July 12, 2016, in the Chancery Court for Sumner County, Tennessee, Case No. 2016-PR-280, devising the property to Kenneth H. Jones.

This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest.

This is ☒ improved or ☐ unimproved property located at: **307 Old Brick Church Pike, Goodlettsville, TN 37072.**

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of March, 2018.

Kenneth Hellie Jones

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kenneth Hellie Jones, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 22nd day of March, 2018.

Notary Public
My Commission expires: 3.21.20

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM