WARRANTY DEED

Bill Garrett Davidson County
Batch# 100692 DEEDWARR
06/05/2018 12:47:48 PM 2 pgs
Fees: $13.00 Taxes: $813.63

20180605-0053777

KIMIE PERRY NOTARY PUBLIC TENNESSEE COUNTY OF WILSON My Comm. Exp. FEBRUARY 22, 2020

State of Tennessee
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of MAY, 2018

Notary Public

MY COMMISSION EXPIRES: 2/22/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kyle Kinder	SAME AS NEW OWNER	148-14-0/75.00
(NAME)	(NAME)	
4900 Packard Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211-5620		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Mark Gregory, a married man,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kyle Kinder, a single man, and Whitney Maxwell, a single woman, as tenants in common with rights of survivorship**

, 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:

Being Lot No. 105 on the Plan of Locustwood Section II, as of record in Book 2331, page 147, Register's Office for said County.

Said Lot No. 105 fronts 120 feet on the south side of Cedar Hollow Road, now Packard Drive, and runs back 389.5 feet on the east and west line to a dead line measuring 119.5 feet thereon.

Being the same property conveyed to Mark Gregory by Deed from Glenda Atwood, a married woman dated November 20, 2017 and filed for record November 22, 2017 as Instrument No. 20171122-0119965 in the Register's Office for Davidson County, Tennesee.
Subject to any and all matters appearing on the Plan of record in Plat Book 2331, page 147, Register's Office for Davidson County, Tennessee.

This property is investment property and has never been the marital residence of the seller.

Valerie Renea Gregory joins in this conveyance to convey any and all interest she may have, marital or otherwise, in the subject property.

The taxes have been prorated and assumed by the Grantee (s).

unimproved ☐

This is improved ☑ property, known as 4900 Packard Drive, Nashville, TN 37211
(House Number) (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 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. 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.

Witness my/our hands this 23rd day of May, 2018.

Mark Gregory

Valerie Renea Gregory

State of Tennessee
County of Davidson

Personally appeared before me Mark Gregory and Valerie Renea Gregory, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 23 day of May, 2018.

Notary Public Kathi M MATTESON
My Commission Expires: 7.5.20

File No.: 201805009

Kathi M. Matteson
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG006675
Expires 7/5/2020