WARRANTY DEED

Bill Garrett Davidson County
Batch# 115660 DEEDWARR
07/12/2018 11:06:40 AM 2 pgs
Fees: $13.00 Taxes: $906.50

20180712-0067508

LINDA A. GRAY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. SEPT. 16, 2018

STATE OF TENNESSEE
COUNTY OF SHELBY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of June, 2018.

Notary Public

MY COMMISSION EXPIRES: Sept. 16, 2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Property Owner 6, LLC	Property Owner 6, LLC	064 16 0D 185.00
(NAME)	(NAME)	
PO BOX 4090	PO BOX 4090	
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85261	Scottsdale, AZ 85261	
(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 considerations, the receipt of which is hereby acknowledged, we, **Richard E. Gregory and Donna K. Gregory, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Property Owner 6, LLC, a Delaware Limited Liability Company**, hereinafter called the GRANTEE(S), its successors and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 323, Section Four Truxton Park, as shown by plat of record in Instrument Number 200205280064435, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Richard E. Gregory and Donna K. Gregory, husband and wife by Warranty Deed from Gregory M. Davis and wife, Mylinda R. Davis, dated 01/11/2008, recorded 01/18/2008 of record in Instrument No. 20080118-006010, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: All matters shown on the plat of record in Plat Instrument No. 200205280064435; Covenants, conditions, easements and restrictions of record in Instrument No. 20001011-0100896; Covenants, conditions, easements and restrictions of record in Instrument No. 20001030-0107559, ByLaws of Truxton Park Homeowners Association, Inc., of record in Instrument No. 20001101-0108604, Third Supplemental Declaration of record in Instrument No. 20020506-0055597, re-recorded of record in Instrument No. 20020718-0086907; Charter of Truxton Park Homeowners Association, Inc., of record in Instrument No. 20001101-0108603; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20001208-0121300; Stormwater Detention Agreement of record in Instrument No. 20020524-0063322; Quit Claim Deed of record in Instrument No. 20050311-0027269, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2616 Spring Farm Lane, Hermitage, TN 37076

File No.: 01288-44425
SMG TN Warranty Deed

(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 GRANTEE(S), its successors and/or 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), its successors and/or 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 our hands this 27th day of June, 2018.

Richard E. Gregory

Donna K. Gregory

State of Tennessee
County of Wilson

Personally appeared before me Richard E. Gregory and Donna K. Gregory, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of June, 2018.

Notary Public
My Commission Expires: 5-17-21

RETURN TO:

Realty Title & Escrow Co., Inc.
6525 Quail Hollow Rd, Suite 115
Memphis, Tennessee 38120
RT No. 18110276
FNTG 7014906
Tribeca No. 277804

MARILYN C. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON