Bill Garrett Davidson County
Batch# 124226 DEEDWARR
08/02/2018 04:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,106.30
20180802-0076075

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $299,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of August, 2018.

Notary Public

My commission expires OCT 2 0 2020

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
7065 Moores Lane, Suite 100
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
CHARON CLARK	**PLAZA HOME MORTGAGE, INC.**	**181100E02200CO**
5135 Ander Drive	**1795 INTERNATIONAL WAY**	
Brentwood, TN 37027	**IDAHO FALLS, ID 83402**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Keith T. Gregory, a married man and Donna LeeAnn Gregory, his wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CHARON CLARK, A SINGLE PERSON

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:

Land in Davidson County, Tennessee, being Lot No. 22 on the plan of Phase Two, Section One, High Point, as shown on plat of record in Instrument No. 20140117-0004783, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Keith T. Gregory, a married man and Donna LeeAnn Gregory, his wife, by Warranty Dee from William B. Kilpatrick and Katharine C. Kilpatrick, husband and wife, dated May 15, 2017, of record in Instrument No. 20170517-0048880, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to William B Kilpatrick and Katharine C. Kilpatrick, husband and wife, by Warranty Deed from Regent Homes, LLC., a Tennessee Limited Liability Company, dated March 31, 2015, of record in Instrument No. 20150402-0028961, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictions of record in Instrument No. 20110603-0042709, revised in Instrument No. 20120119-0005431, Instrument No. 20120912-0082818, Instrument No. 20130820-0087853, Instrument No. 20140808-0071500, said Register's Office.

HOA Charter of record in Instrument No. 20100113-0003233, said Register's Office.

Maintenance Agreement of record in Instrument No. 20090309-0020470, said Register's Office.

Sanitary Sewers, Drainage, Flow and Appurtenances Agreement of record in Instrument No. 20090805-0073466, said Register's Office.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 5135 Ander Drive, Brentwood, TN 37027.

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 in 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.

Keith T. Gregory Date: 7/31/18

Donna LeeAnn Gregory Date: 7/30/18

STATE OF CO

COUNTY OF Douglas

Personally appeared before me, a Notary Public of said County and State, Keith T. Gregory and Donna LeeAnn Gregory, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30 day of July 2018.

BRENNA LYNN McDOWELL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174035468
MY COMMISSION EXPIRES 08/23/2021

NOTARY PUBLIC

My Commission Expires: 8/23/2021

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020

Notary's Seal (if on paper)

