Karen Y Johnson Davidson County
Batch# 142094 DEEDWARR
09/18/2018 08:58:30 AM 3 pgs
Fees: $18.00 Taxes: $838.05
20180918-0092336

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|**$226,500.00** Debra Loe
|Affiant

Warranty Deed

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17
| day of September, 2018
|NOTARY PUBLIC: Julie Dyess
|MY COMMISSION EXPIRES: 8/11/20
| (AFFIX SEAL)

JULIE DYESS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
My Commission Expires 08-11-2020

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan Gregory 7720 Porter House Drive Nashville, TN 37211	new owner ←	173.09-0A-160.00CO

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 acknowledged, we,

Jill Barber and William A. Barber, wife and husband

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Jonathan Gregory, an unmarried man

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 67, on the Plan of Revision Two, Section Two, Lenox Village, of record as Instrument Number 20030115-0006163, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Jill Barber and William A. Barber, wife and husband, as tenants by the entirety by Quitclaim Deed from Jill Barber f/k/a Jill Grooms, a married woman dated August 29, 2013 of record in Instrument Number 20130923-0100039, Register's Office Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2018 taxes and subsequent years.
2) Property is subject to Restrictive Covenants contained in Instrument Number 20020315-0032825 and Instrument Number 20020315-0032826, amended in Instrument Number 20030115-0006163, Register's Office for Davidson County, Tennessee.
3) Property is subject to all matters affecting said premises as shown on Plat of record in Instrument Number 20030115-0006163, Register's Office for Davidson County, Tennessee.
4) Property is subject to HOA Charter in Instrument Number 20020412-0045831, Register' s Office for Davidson County, Tennessee.
5) Property is subject to easement for sanitary sewer in Instrument Number 20011106-0121932, Register's Office for Davidson County, Tennessee.
6) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **7720 Porter House 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 our hand(s) this 14th day of September, 2018.

Jill Barber
Jill Barber

William A Barber
William A. Barber

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Jill Barber and William A. Barber, with whom I am personally acquainted, (or who 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 14th day of September, 2018.

NOTARY PUBLIC

My Commission Expires: 9-7-21

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2021

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076

True Copy Certification

I, Nicki Rushing, 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 WILLIAMSON

Personally appeared before me, Julie Dyess, a notary public for this county and state, Nicki Rushing, 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: 8/11/2020

JULIE DYESS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
My Commission Expires 08-11-2020