Karen Y Johnson Davidson County
Batch# 144000 DEEDWARR
09/21/2018 03:07:30 PM 3 pgs
Fees: $18.00 Taxes: $666.00
20180921-0093969

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
GRE, LLC PO Box 208 Goodlettsville TN 37070	GRE, LLC PO Box 208 Goodlettsville TN 37070	06116021000

THIS INDENTURE, made this 19th day of September, 2018 between

Gladys Pack Davis aka Gladys P. Davis, unmarried

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

GRE, LLC

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the west 56.6 feet of the north 200 feet of Lot No. 56 on the Map of Kennedy and Graves Subdivision of Blocks "C" and "D", Monte Vista, as of record in Book 843, Page 14, Register's Office for said County. Said part of said lot fronts 56.6 feet on the southwesterly side of Alpine, formerly McAlpine Avenue and runs back between parallel lines as measured from the center line of said Avenue, 200 feet to a dead line.

Being the same property conveyed to Wilson F. Davis, Jr. and wife, Gladys Pack Davis by Deed dated 3/8/60 from Thelma Marcella AuBuchon of record in Book 3033, Page 101, Register's Office for Davidson County, Tennessee. Wilson F. Davis, Jr. now being deceased, having died 7/26/99.

This is (X) improved ( ) unimproved property known as: 1332 McAlpine Ave, Nashville, TN 37216.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2018 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Gladys P. Davis by Wilson Franklin Davis, Jr., attorney in fact
Power of Attorney of record
in Instrument No. 20180727-0073352
said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of September, 2018, before me personally appeared Wilson Franklin Davis, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on the behalf of Gladys P. Davis, and who acknowledged that he/she executed the same as the free act and deed of Gladys P. Davis.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 19th day of September, 2018.

Notary Public

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 8, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $180.000.00.

Affiant

Sworn to and subscribed before me, this 19th day of September, 2018.

Notary Public

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 8, 2019

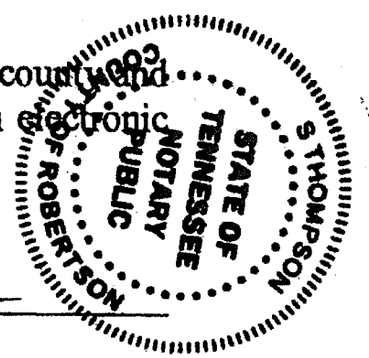
True Copy Certification

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

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lowhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 12.03.19

20180921009396