Karen Y Johnson Davidson County
Batch# 164303 DEEDWARR
11/21/2018 09:50:16 AM 2 pgs
Fees: $13.00 Taxes: $1,344.95
20181121-0114483

31396-8 Box14

JOHN W. BISHOP STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Comm. Expires September 30, 2019 (Notary Stamp)	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $363,500.00. Affiant Subscribed and sworn to before me, this 20th day of November, 2018. Notary Public My commission expires: 9-30-2019

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Cynthia Wiley	Pinnacle Bank	131-05-0C-352.00CO
352 Ardsley Place	150 3rd Ave S., Ste 900	
Nashville, TN 37215	Nashville , TN 37201	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

John R. Gregg and Patricia A. Gregg, husband and wife,

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Cynthia Wiley, unmarried woman

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to-wit:

BEING a part of the Hillsborough Condominium tract as shown on a plat of record in Book 6250, Page 699, Register's Office for Davidson County, Tennessee, said part hereby conveyed being:

Unit No. 352 on the said section plat, as shown in and described by the Master Deed establishing a Horizontal Property Regime with respect to the Hillsborough Condominiums, including the Plan and the Administrative By-Laws thereunto attached and exhibited of record in Book 6822, Page 721, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to John R. Gregg and Patricia A. Gregg, husband and wife, by Warranty Deed from Matthew R. Aull and Kelsey Aull, husband and wife, of record in Instrument No. 20141014-0094496, in the Register's Office of Davidson County, Tennessee, dated October 09, 2014 and recorded on October 14, 2014.

This is improved property known as **352 Ardsley Place, Nashville, TN 37215.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for DAVIDSON County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 20th day of November, 2018.

John R. Gregg

Patricia A. Gregg

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, John R. Gregg and Patricia A. Gregg, the bargainor(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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 20th day of November, 2018.

Notary Public
My Commission Expires: 9-30-2019



SolomonParks File No. 18-001404-528