3

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 164424 DEEDWARR
11/21/2018 12:16:04 PM 2 pgs
Fees: $13.00 Taxes: $388.50

20181121-0114660

TRACEY PERRY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

RETURN TO:
PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13th DAY OF NOVEMBER, 2018

Notary Public

MY COMMISSION EXPIRES: 1-8-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
C&H Properties LLC	New Owner	
(NAME)	(NAME)	07005003600
(ADDRESS)	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Shirley M Hyder and John M Gregory as Co-Administrators of The Estate of Thomas Luther Gregory, Davidson County , TN Probate Docket No. 18P1066 and Julia Gregory** , HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **C&H Properties LLC**, a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTEE, ITS 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 the northwest portion of Lot No. 10 of Alpine Terrace Subdivision as shown by a map in Book 421, Page 131, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point the same being the intersection of the East margin of Stivers Street and the south margin of a 15 foot alley, being the Northwest corner of Lot No. 10; thence with said margin of said alley North 86 deg. 30' East 205 feet more or less to a point in the West margin of Fox Alley this being the Northeast corner of Lot No. 10; thence with the West margin of Fox Alley in a Southerly direction 73 feet to a stake in the North margin of Goodrich Street marking the Southeast corner of said lot; thence in a Southwesterly direction with said Goodrich street 220-1/3 feet to a point, the same being the Northeast corner of a Tract conveyed to James L. Humphrey, et ux, of record in Book 2282, Page 456, Register's Office for Davidson County, Tennessee; thence in a Westerly direction with Humphrey's line 102 feet to a point in the East margin of Stivers Street; thence in a northerly direction 140 feet, more or less, to the point of beginning.

Being the same property conveyed to Thomas L. Gregory by virtue of that certain Quit Claim Deed dated January 19, 2000, and being of record at Instrument No. 20000121-0007116 in the Register's Office of Davidson County, Tennessee. Thomas L Gregory died intestate on April 26, 2018 leaving his mother Julia Gregory as his sole heir per heirship affidavits of record at Instrument No. 20181121-0114658 + 20181121-0114659 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 2420 Stivers St. Nashville, TN 37218
unimproved
(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 my hand this 13th day of November, 2018.

The Estate of Thomas Luther Gregory

By: Shirley M Hyder, Co-Administrator

The Estate of Thomas Luther Gregory

By: John M Hyder, Co-Administrator

Julia Gregory

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Shirley M Hyder, Co-Administrator and John M Hyder, Co-Administrator, and Julia Gregory** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13th day of November, 2018.

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY