Karen Johnson Davidson County
Batch# 223389 DEEDWARR
04/29/2019 12:23:30 PM 4 pgs
Fees: $23.00 Taxes: $1,879.60
20190429-0039232

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $508,000.00. Ryan Millen (Affiant) Sworn to and subscribed before me this 24th day of April, 2019. Notary Public My commission expires: 8/12/23 AW

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

THIS INSTRUMENT WAS PREPARED BY
Quin Evans Segall, Esq.
City House Title LLC
414 Bridge Street
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Ryan Alan Millen and Shannon Rae Gregory Millen	**Ryan Alan Millen and Shannon Rae Gregory Millen**	
(NAME)	(NAME)	**171-04-0-015**
5508 Clovercrest Dr.	Same	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Katherine Gregory**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ryan Alan Millen and Shannon Rae Gregory Millen, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Lot No. 111 on the recorded plan of Cloverland Acres, Section Eleven, as of record in Book 5200, Page 93, Register's Office for said county, to which plan reference is hereby made for a complete description of said lot.

Also being known as

BEGINNING at an iron pin on the westerly margin of Clovercrest Drive, said pin futher described as being the most southwesterly corner of the herein described Lot No. 111; thence leaving said Westerly margin north 53°33'12" west a distance of 286.72 feet to an iron pin: thence north 66°54'17" east a distance of 223.59 feet to an iron pin; thence along the most northeasterly line of the herein described Lot No. 111 and running in a southeasterly direction a distance of 202.91 feet to an iron pin on the westerly margin of said Clovercrest Drive; thence along said westerly margin and running in a southwesterly

direction around a curve to the left having a radius of 373.0 feet a distance of 119.85 feet to a concrete monument; thence continuing with said westerly margin south 36°26"48" west a distance of 10.85 feet to the point of beginning.

Being the same property conveyed to Ovel Wayne Gregory and wife, Katherine Gregory by Deed dated February 15, 1983 from William Joe Whitson and wife, Bethany Jean Whitson, recorded February 18, 1983, in Book 6008, Page 753, in the Register's Office of Davidson County, Tennessee. Subsequently, Ovel Wayne Gregory having died October 27, 2018 and title having vested in Katherine Gregory as surviving tenant by the entirety.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Subject to all items shown on the plan of record in in Book 5200, Page 93 in the Register's Office for Davidson County, Tennessee.

2. Subject to any by-laws, terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Restrictive Covenants of record in Instrument No. 20040930-0117742, in the Register's Office for Davidson County, Tennessee.

3. Subject to the Easement, recorded in Book 4506, Page 48 in the Register's Office Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

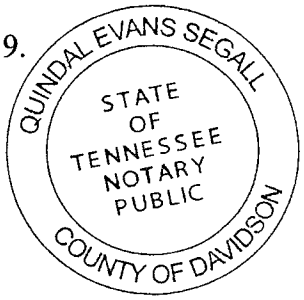
IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 26th day of April, 2019.

Katherine Gregory (SEAL)
Katherine Gregory

STATE OF TENNESSEE
COUNTY OF Williamson

On this 24 day of April, 2019, before me personally appeared Katherine Gregory, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 24 day of April, 2019.



Notary Signature
My commission expires: July 6, 2020

Certificate of Authenticity

I, _____, 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

Personally appeared before me, _____, a notary public for this county and state, _____ _____ 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: _____
Notary's Seal

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

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dana Thomas, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 23rd day of August, 2018.

Notary Public

My Commission expires: 03/31/21

EMILY HOBBY
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY