WARRANTY DEED

Karen Johnson Davidson County
Batch# 224688 DEEDWARR
05/02/2019 08:42:33 AM 2 pgs
Fees: $13.00 Taxes: $665.63

20190502-0040674

STATE OF TENNESSEE
COUNTY OF _____

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Drive, 400, Franklin, TN 37067

File No.: 19-CD-253

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Robin L. Hensley	Robin L. Hensley	131 02 0 A 040.00 CO
(NAME) PO Box 121313	(NAME) PO Box 121313	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Seventy-Nine Thousand Nine Hundred And No/100 Dollars ($179,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, LYNWOOD E. GREGORY, III AND WIFE, REBECCA D. GREGORY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBIN L. HENSLEY, SINGLE WOMAN, 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:

Land in Davidson County, Tennessee, being Unit I-1, Hobbs House Condominium Apartments, as shown on plat of record in Plat Book 5200, page 54, amending Book 4595, Page 74, as established under Master Deed of record in Book 5289, page 515, amended in Book 5292, page 958, Book 5293, page 612 and Book 7802, page 299, in the Register's Office of Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Lynwood E. Gregory, III and wife, Rebecca D. Gregory, by Warranty Deed, from Ethan C. Colclasure and Ashley N. Parrish, married, dated February 13, 2009, recorded February 18, 2009, of record in Instrument No. 20090218-0013658, Register's Office Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2116 Hobbs Road, Unit No. Lot I-1, Nashville, TN 37215
(House No.) (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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 26th day of April, 2019.

Lynwood E. Gregory, III

Rebecca D. Gregory

STATE OF TENNESSEE
COUNTY OF Williamson

On this 26th day of April, 2019, before me personally appeared Lynwood E. Gregory, III and Rebecca D. Gregory to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Williamson County, Tennessee this 26th day of April, 2019.

Commission Expires: _____

Notary Public

GAIL HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-20-2019