Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 225429 DEEDWARR
05/03/2019 09:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,620.60
20190503-0041455

39-B
File #19-1144

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jerry Gregory and Conchita Gregory, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Scott Hegstrom and Nora Hegstrom, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit B as shown on Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions for Townhomes at 4703 Kentucky Avenue, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b), of record in Instrument No. 20141217-0115108, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jerry Gregory and Conchita Gregory, husband and wife by deed from J. Miller Enterprises LLC, a Tennessee limited liability company, dated July 29, 2016, of record in Inst. No. 20160802-0079729, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 4703 B Kentucky Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

Returned:
MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

WITNESS THE EXECUTION HEREOF this 29th day of April, 2019.

Jerry Gregory

Conchita Gregory

State of Tennessee)
County of Davidson)

On this 29th day of April, 2019, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jerry Gregory and Conchita Gregory, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR 8, 2022

My Commission Expires: 3/8/22

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 438,000.00.

Affiant

Sworn and subscribed before me on this the 29th day of April, 2019.

Notary Public

LESLIE GARSIDE
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 1/3/23

NEW OWNER:
Scott Hegstrom
4703 B Kentucky Avenue
Nashville, TN 37209

RESPONSIBLE FOR TAX PAYMENT:
New Owner

TAX MAP-PARCEL #:
091-07-0U-002.00

True Copy Certification

I, Leslie A. Garside, 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.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

My Commission Expires: 3-3-20
Notary' Seal (if on paper)

