Karen Johnson Davidson County
Batch# 263677 DEEDWARR
07/29/2019 03:59:43 PM 2 pgs
Fees: $13.00 Taxes: $1,480.00
20190729-0074626

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $400,000.00

Affiant

Subscribed and sworn to before me this 19TH day of JULY 2019

Notary Public

My commission expires: 5-3-21

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-3-2021

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Justin Gregory **Stella Gregory**	CAPSTAR BANK	**04215000300**
101 S Graycroft Avenue	2002 RICHARD JONES RD # 300A	
Madison, TN 37115	NASHVILLE, TN 37215	

FOR AND IN 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 ACKNOWLEDGE, WE,

Heather Powell, a single woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Justin Gregory and Stella Gregory, husband and wife

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, described according to a survey made by H. Gee, as follows:

Beginning on the Easterly margin of Graycroft Road, at a point 120 feet South of the Southwest corner of property conveyed to J.T. Dennis and wife, from Cumberland Development Co., of record in Book 2017, page 238, Register's Office for Davidson County, Tennessee; thence South 87 degrees 15 minutes East 270 feet to a point on the Western boundary line of Lot No. 35, Block "C" on the Plan of Marthonna, not of record; thence with the Westerly boundary line of Lots Nos. 35 and 40, inclusive; South 2 degrees 50 minutes West 110 feet; thence North 87 degrees 15 minutes West 270 feet to the Easterly margin of Graycroft Road; thence with the same, North 2 degrees 45 minutes East 110 feet to the beginning.

Being the same property conveyed to Heather Powell, a single woman, by Warranty Deed from Steve Rudd, a married man, dated May 5, 2017, of record in Instrument No. 20170515-0048094, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 101 S Graycroft Avenue, Madison, TN 37115.

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 in 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.

Heather Powell _____ Date: 7/19/19

Heather Powell

_____ Date: _____

STATE OF Tennessee

COUNTY OF Sumner

Personally appeared before me, a Notary Public of said County and State, Heather Powell, the within named Grantor(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.

Witness my hand, at office, this 19 day of July, 2019.

KEVIN CRISWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 12-29-2019

_____
NOTARY PUBLIC

My Commission Expires: 12/29/19