Karen Johnson Davidson County
Batch# 263708 DEEDWARR
07/30/2019 08:14:30 AM 3 pgs
Fees: $18.00 Taxes: $947.20
20190730-0074663

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $256,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of July, 2019.

Notary Public
MY COMMISSION EXPIRES: 1-24-22
File No. G19-6016

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Erik L. Wisdom (NAME)	United Wholesale Mortgage (NAME)	042-01-0-036
1055 Nesbitt Drive (STREET ADDRESS)	585 South Blvd. E (STREET ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Pontiac, MI 48341-3163 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Aubrey E. Gregory, Iris B. Breedlove and Harry R. Gregory, Devisees of The Estate of A. B. Gregory**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Erik L. Wisdom, a single man, and Edward H. Wisdom, III, a married man, as joint tenants with right of survivorship**, 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:

Being Lot No 60 on the plan of Ozark Hills, of record in Plat Book 3700, Page 20 amended in Book 3959, Page 626, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to A. B. Gregory and wife Iris Virginia Gregory, by deed from Audrey L. Downey and Audrey F. Downey, of record in Book 5339, Page 994, dated September 18, 1978, said Register's Office. The said Iris Virginia Gregory having since died on or about October 22, 1996, leavin A. B. Gregory the surviving tenant by the entirety. The said A. B. Gregory (Aubrey B. Gregory) having since died testate on June 26, 2017. Pursuant to his las will and testament of record in the circuit court for Davidson County, Tennessee, Docket Number 19P1234, said property was devised to Aubrey E. Gregory, Iris B. Breedlove, and Harry R. Gregory. For further reference see Affidavit of Heirship of record in Instrument No. 201907030065112, said Register's Office.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 3700, Page 20 amended in Book 3959, Page 626, Register's Office for Davidson County, Tennessee.

2. Easement for sanitary sewer/storm drainage of record in Book 8223, Page 576, Register's Office for said County.

3. Restrictions as recorded in Book 3920, Page 37, Register's Office for Davidson County, Tennessee.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
This is improved property, known as 1055 Nesbitt Drive, Nashville, TN 37207.

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. Whenever 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/our hand(s) this 26th day of July, 2019.

The Estate of A. B. Gregory

By: Aubrey E. Gregory
Aubrey E. Gregory, Devisee

By: Iris B. Breedlove
Iris B. Breedlove, Devisee

By: Harry R. Gregory
Harry R. Gregory, Devisee

STATE OF Tennessee
COUNTY OF Sumner }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Aubrey E. Gregory, Devisee, Iris B. Breedlove, Devisee, and Harry R. Gregory, Devisee of The Estate of A. B. Gregory, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Devisee of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 26th day of July, 2019.

Amanda Pedigo
Notary Public

My Commission Expires: July 9, 2022

AMANDA PEDIGO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
July 9, 2022

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, Trudy Milliken, 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

State of Tennessee

County of Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken 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: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY