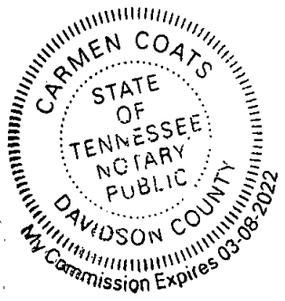
WARRANTY DEED



State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$185,000.00.**

Affiant

Subscribed and sworn to before me, this the 31st day of July, 2019.

Notary Public

My commission expires: _____
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 267521 **DEEDWARR**
08/06/2019 04:05:26 PM 2 pgs
Fees: $13.00 Taxes: $684.50

20190806-0078245

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Kevin Tagge	PINNACLE BANK	**050-02-0-033-00**
3609 Willow Creek Court	150 3rd AVE S, STE 1000	
Nashville, TN 37207	NASHVILLE TN 37201	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

John T. Gregath and wife, L. Kay Gregath

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

Kevin Tagge, a single man

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 Lot No. 28, on the Plan of Section II, Willow Creek, of record in Plat Book 5200, Page 630, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING all of the same property conveyed to John T. Gregath and wife, L. Kay Gregath by deed dated January 22, 2007, from Harriet Matthews, of record in Instrument No. 20070125-0010268, said Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record in Plat Book 5200, Page 630, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Easement for Sanitary Sewer and/or Storm Drainage of record in Book 5666, Page 649, Register's Office for Davidson County, Tennessee.**

3) **Taxes for the current year which have been prorated between the parties and were paid by the Grantor herein and the subsequent years, not yet due and payable.**

This is improved property, known as 3609 Willow Creek Court, 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 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.

Witness my/our hand(s) this **31st** day of **July, 2019.**

John T. Gregath by Andrew Wood, Attorney-in-Fact
John T. Gregath
By Andrew Wood, Attorney-in-Fact

L. Kay Gregath by Andrew Wood, Attorney-in-Fact
L. Kay Gregath
By Andrew Wood, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Andrew Wood,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **John T. Gregath and wife, L. Kay Gregath** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **John T. Gregath and wife, L. Kay Gregath,** for the purpose therein contained, by signing the names of **John T. Gregath and wife, L. Kay Gregath** by himself as their Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **31st** day of **July, 2019.**

Notary Public

My Commission Expires: _____

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Sept. 22, 2019