Karen Johnson Davidson County
Batch# 274826 DEEDWARR
08/21/2019 02:53:30 PM 3 pgs
Fees: $18.00 Taxes: $684.50
20190821-0084112

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$185,000.00.** Carmen Coats Affiant Subscribed and sworn to before me, this the 31st day of July, 2019. Notary Public My commission expires: _____ (AFFIX SEAL)

REBECCA KROGER NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY MY COMMISSION EXPIRES 8-22-2020

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:
Brian Karl & Monica P. Karl	PINNACLE BANK	**050-02-0-065-00**
3516 Brookway Drive	1500 Baxter Pkwy	
Nashville, TN 37207	Charlotte, NC 28209	

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

Brian Karl and Monica P. Karl, 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, being Lot No. 57 on the Plan of Section III, Willow Creek, of record in Plat Book 5200, Page 631, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to John T. Gregath and wife, L. Kay Gregath by Deed dated January 23, 2007, from Brian K. Brasher and wife, Karen Lynne Brasher, of record in Instrument No. 20070129-0011802, 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 631, 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, said Register's Office.**

3) **Restrictive Covenants contained in instrument of record in Book 6620, Page 858, said Register's Office.**

4) **Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.**

This is improved property, known as 3516 Brookway 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 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

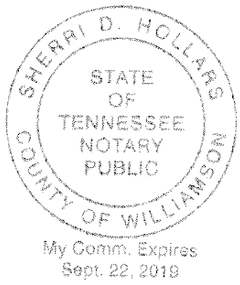
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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: _____



True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022