Karen Johnson Davidson County
Batch# 293135 DEEDWARR
09/30/2019 12:06:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20190930-0099272

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $250,000.00

Richard Robison
Affiant

Subscribed and sworn to before me, this 26th day of September, 2019.

Cheryl Rodgers
Notary Public

My commission expires:
12-22-19

CHERYL M. RODGERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Richard Robison **Dedra D. Robison**	New owner at	**033030B06400CO**
178 Ivy Hill Lane	property address	
Goodlettsville, TN 37072		

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,

Jessica Gregory, unmarried

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

Richard Robison and Dedra D. Robison, 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. 38, as shown on the Final Plat of Dry Creek Farms, Phase 2, Section 2, dated August 11, 2005, prepared by Crawford Land Surveyors, P.C. 1929 Twenty First Avenue South, Nashville, TN, 37212, and of record as Instrument No. 20050825-0101280, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jessica Gregory, by Warranty Deed from Bank of America, N.A., Successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP, for the benefit of HSBC Bank USA, National Association, F/K/A HSBC Bank USA, dated September 1, 2011, of record in Instrument No. 20111024-0082219, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Easements of record in Book 4175, page 8, Book 7695, page 562, Plat Book 4175, page 8, Book 3248, page 58, Book 10752, page 679, Instrument No. 20031001-0145056, said Register's Office.

Restrictions of record in Instrument No. 20031001-0145053, amendment in Instrument No. 20080611-0060336, Instrument No. 20040921-0113624, as supplemented by Instrument No. 20060130-0011538 and Instrument No. 20070424-00485785, said Register's Office.

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 178 Ivy Hill Lane, Goodlettsville, TN 37072.

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.

Jessica Gregory _____ Date: 9/25/19

_____ Date: _____

STATE OF Massachusetts

COUNTY OF Norfolk

Personally appeared before me, a Notary Public of said County and State, Jessica Gregory, 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 25 day of September, 2019.

JAMES BRIAN MURPHY
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
April 17, 2026

NOTARY PUBLIC James Brian Murphy

My Commission Expires: April 17,2026

Certificate of Authenticity

I, Venikkia Branch, 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 Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21