WARRANTY DEED

Karen Johnson Davidson County
Batch# 302957 DEEDWARR
10/21/2019 08:46:16 AM 2 pgs
Fees: $13.00 Taxes: $703.00
20191021-0107281

A-EX-19-429

JANICE H. COLLINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/5/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Grace Elizabeth Davis	**New Owner**	
(NAME)	(NAME)	
429 Lemont Drive		**061-05-0A-036.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MEAGAN KATHLEEN GREGORY AND ANGELA LESE GREGORY, MARRIED TO EACH OTHER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GRACE ELIZABETH DAVIS, SINGLE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 108, on the Plan of Condominium Site Plan, Poplar Glen, Phase IV, as established By Master Deed for Poplar Glen of record in Book 7534, Page 591, as amended in Book 7548, Page 612 and Book 8036, Page 175, and Book 8679, Page 984 as shown on the Plan of record in Book 7900, Page 392 (erroneously referenced in prior deeds as Book 7800 Page 392) Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Meagan K. Stroop, single woman by Warranty deed from Juan D. Garrett and , Johonna L. Garrett of record in Instrument No. 20150724-0073009 Register's Office for Davidson County, Tennessee, dated July 24, 2015 and recorded on July 24, 2015.

Being the same property conveyed to Meagan Kathleen Stroop, wife by Quitclaim deed from Rachel Louise Stroop, wife of record in Instrument No. 20151026-0108674 Register's Office for Davidson County, Tennessee, dated October 21, 2015 and recorded on October 26, 2015. Said Quitclaim deed was executed pursuant to the Marital Dissoulution Agreement of record in the Fourth Circuit Court for Davidson County Tennessee, Case No: 15D1488 finalized on Oct 23, 2015.

Meagan Kathleen Stroop having since remarried is now known as Meagan Kathleen Gregory. Wife Angela Lese Gregory joins in this conveyance to convey any marital interest she may have in the subject property.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page 392, Register's Office for Davidson County, Tennessee.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed with By-Laws appended thereto establishing a Horizontal Property Regime of Poplar Glen of record in Book 7534, Page 591, as amended in Book 7548, page 612, Book 7654, Page 439, Book 8679, Page 984 and Book 8036, Page 175, Register's Office for Davidson County, Tennessee.
- Conveyance of Cross Easement of record in Book 7337, Page 269, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement and/or Storm Drainage of record in Book 4989, Page 430, Book 5124, page 28, Book 5235, Page 322, in the Register's Office for Davidson County, Tennessee.
- Planned Unit Agreement of record in Book 6088, Page 308, in the Register's Office for Davidson County,

Tennessee.
• Charter of Poplar Glen of record in Book 8069, Page 166, in the Register's Office for Davidson County, Tennessee.
• Easement of record in Book 8036, Page 209, in the Register's Office for Davidson County, Tennessee.
• Deed of Conveyance of record in Book 7893, Page 435 and Book 7893, Page 379, in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **429 Lemont Drive, Nashville, Tennessee 37216**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 16 DAY OF OCTOBER, 2019.

Meagan Kathleen Gregory

Angela Lese Gregory

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MEAGAN KATHLEEN GREGORY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of October, 2019.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANGELA LESE GREGORY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of October, 2019.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212