This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $367,000.00.

Affiant

Subscribed and sworn before me this the 10th day of December, 2019.

Notary Public
My commission expires: 12/1/2020

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 328067 DEEDWARR
12/11/2019 09:54:19 AM 2 pgs
Fees: $13.00 Taxes: $1,357.90
20191211-0127707

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Mark A. Gregory 355 Barrywood Dr. Nashville, TN 37211	New Owner	147-09-0 054.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, CALEB R. KNOX AND DANIELLE KNOX F/K/A DANIELLE M. BOUDREAUX, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MARK A. GREGORY AND VALERIE R. GREGORY, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 86 on the Plan of the resubdivision of part of Crievewood, as of record in Book 2330, Page 90, Register's Officer of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Danielle M. Boudreaux, an unmarried woman, Caleb R. Knox, an unmarried man, as tenants in common with right of survivorship, and Mark Boudreaux and Lisa Boudreaux, husband and wife, by deed from Joseph C. McMahan and Keely McMahan, husband and wife, dated 08/28/2015, of record in Instrument No. 20150901-0088768, said Register's Office.

Also being the same property conveyed to Caleb R. Knox and Danielle Knox f/k/a Danielle M. Boudreaux, husband and wife, from Mark Boudreaux, a married man, by Quitclaim Deed dated 12/5/2019, of record in Instrument No. 20191211-0127705 said Register's Office.

Also being the same property conveyed to Caleb R. Knox and Danielle Knox f/k/a Danielle M. Boudreaux, husband and wife, from Lisa Boudreaux, a married woman, by Quitclaim Deed dated 12/5/2019, of record in Instrument No. 20191211-0127706 said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 355 Barrywood Dr., Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 10th day of December, 2019.

Caleb R. Knox

Danielle Knox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Caleb R. Knox and Danielle Knox f/k/a Danielle M. Boudreaux, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of December, 2019.

My commission expires:

9-6-22

Notary Public

