Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford
The actual consideration or value, whichever is greater, for this transfer is $215,000.00.

Affiant

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Subscribed and sworn to before me, this 24th day of January, 2020.

Notary Public
My commission expires: 12/1/2020

02-1912-50801

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Christopher Elvin Gregory 905 Amqui Court Madison TN 37115	NEW OWNER	043-01-0-243.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Shawna Lightfoot**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Christopher Elvin Gregory, a single man**, hereinafter called the Grantees, their successors 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. 16, on the Plan of Section 1, Shannon Place Subdivision, of record in Book 11190, Page 55, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Shawna Lightfoot, an unmarried person by deed from Terry L. McDonald and wife, Rachel P. McDonald, dated October 30, 2000, recorded November 1, 2000, of record in Instrument No. 20001101-0108227, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 905 Amqui Court, Madison, TN 37115.

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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.

Karen Johnson Davidson County
Batch# 348526 DEEDWARR
01/27/2020 08:41:40 AM 2 pgs
Fees: $13.00 Taxes: $795.50

20200127-0009181

WITNESS my hand this 24th day of January, 2020.

Shawna Lightfoot

Shawna Lightfoot

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Shawna Lightfoot**, 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 in Brentwood, TN, this 24th day of January, 2020.

Notary Public

SETH A. DEARINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission expires: 03/08/21