Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217
14600

Karen Johnson Davidson County
Batch# 386945 DEEDWARR
04/16/2020 12:44:21 PM 2 pgs
Fees: $13.00 Taxes: $1,073.00

20200416-0040005

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-0793

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 15 day of April, 2020

Notary Public

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jennifer Humphrey 2707 Riverbend Drive Nashville, TN 37214	Cardinal Fin. 3701 Arco Corporate #700 Charlotte, NC 28273	062-02-0A-021.00-CO

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Michael G. Gregory, a married man and Marybeth Gregory, an unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jennifer Humphrey

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. 70 on the Plan of Re-subdivision Lots 7A, 7BM 8A, 8B, 9A, 9B, 10A, 10B, 11A, 11B, 12A and 12B, 69A, 69B, 70A, 70B, 72A, 72B, 76B, 77A, 77B, 78A, 78B, 79A, 80A and 80B, Phase 1, Section 1, River Trace Estates Subdivision of record in Plat Book 6900, Page (s) 324 and 325, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael F. Gregory Jr., and Mary H. Gregory, both unmarried, as joint tenants with right of survivorship by Warranty deed from Sandra A. Crow, unmarried of record in Instrument No. 20050715-0082487 Register's Office for Davidson County, Tennessee, dated July 14, 2005 and recorded on July 15, 2005.

Michael F. Gregory Jr and Mary H. Gregory are both deceased.

Being the same property conveyed to Michael G. Gregory and Sister, Marybeth Gregory by Quitclaim deed from Michael G. Gregory, Executor of the Estate of Michael F. Gregory, Jr of record in Instrument No. 20190816-0082005 Register's Office for Davidson County, Tennessee, dated August 15, 2019 and recorded on August 16, 2019.

This property has never been a primary residence of Michael G. Gregory or his spouse.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2707 Riverbend Drive, Nashville, TN 37214

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 so 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 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 9 day of April, 2020.

Michael G. Gregory

MARYBETH GREGORY By Michael Gregory ATTORNEY IN FACT
Marybeth Gregory by Michael Gregory, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Dickson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Michael G. Gregory** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Brentwood~~ Dickson, Tennessee this 9 day of April, 2020.

Notary Public
My Commission Expires: _____

(Notary Seal)

FRANCES WYMONETT ROSE
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Dickson

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, Michael Gregory as Attorney in Fact for Marybeth Gregory, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person(s) described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he/she executed the foregoing instrument as his/her free act and deed and as the free act and deed of the said Marybeth Gregory, for the purposes therein contained.

Witness my hand and official seal at ~~Brentwood~~ Dickson, Tennessee this 9 day of April, 2020.

Notary Public
My Commission Expires: _____

(Notary Seal)

FRANCES WYMONETT ROSE
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022