WARRANTY DEED

Karen Johnson Davidson County
Batch# 389714 **DEEDWARR**
04/22/2020 12:25:07 PM 2 pgs
Fees: $13.00 Taxes: $2,035.00

20200422-0042296

G-ZS-20-1443

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
The Groove Monster Trust	**City National Bank, a National Banking Association**	
(NAME)	(NAME)	
16000 Ventura Blvd, Suite 600	**350 S. Grand Avenue**	**072-08-0-029.00**
(ADDRESS)	(ADDRESS)	
Encino, CA 91436	**Los Angeles, CA 90071**	
(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, **JULIA B. GREGORY AND ANTHONY D. GREGORY, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BETH SABBAGH, TRUSTEE OF THE GROOVE MONSTER TRUST,** 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 the Easterly 40 feet of Lot No. 10 and the Westerly 40 feet of Lot No. 11 on the Map of Inglewood Golf Club Estates as of record in Book 843, Page 98, Register's Office for Davidson County, Tennessee.

Said parts of Lot Nos. 10 and 11 front together 80 feet on the Northerly side of Williams Perry Road and run back from the center of said road 374 feet, more or less, on the Westerly line, and 325 feet, more or less, on the Easterly line to a broken dead line on which it measures 100 feet, more or less.

Being the same property conveyed to Julia B. Gregory and Anthony D. Gregory, wife and husband by Warranty deed from Greg T. Goodheart and Denise L. Goodheart, husband and wife of record in Instrument No. 20170630-0066284 Register's Office for Davidson County, Tennessee, dated June 23, 2017 and recorded on June 30, 2017.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 843, Page 98, 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: **1443 McGavock Pike, 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 APRIL, 2020.

Julia B. Gregory by Adam Jefferson,
Attorney in Fact

Anthony D. Gregory by Adam Jefferson,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Adam Jefferson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JULIA B. GREGORY AND ANTHONY D. GREGORY, and who acknowledged he/she/they executed the same as the free act and deed of the said JULIA B. GREGORY AND ANTHONY D. GREGORY.

Witness my hand and official seal, this the 17 of April, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

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