Karen Johnson Davidson County
Batch# 419186 DEEDWARR
06/18/2020 12:41:30 PM 4 pgs
Fees: $23.00 Taxes: $2,164.13
20200618-0064315

THIS INSTRUMENT WAS PREPARED BY:
Jack W. Robinson, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, Tennessee 37201
(615) 244-4994

SHARON F. MULLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $584,900.00.

Josh Gregory
Affiant

Subscribed and sworn to before me, this 12th day of June, 2020.

Sharon F Muller
Notary Public

My Commission Expires: 9/7/2021

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Joshua D. Gregory and wife, Rachel Alise Gregory 1303 Lone Oak Circle Nashville, Tennessee 37215	SAME	131 – 7 – 105

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **GEORGE DEWEY DUNN and wife, BOBBIE R. DUNN** (together "Grantors"), have bargained and sold, and by these presents transfer and convey, unto **JOSHUA D. GREGORY and wife, RACHEL ALISE GREGORY** ("Grantees"), their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 36 on the Map of Lone Oak Heights, as of record in Book 1424, page 2, Register's Office for said County.

Said Lot No. 36 fronts 167.1 feet on the south side of Lone Oak Circle, as measured around a curve, and runs back between lines 455.3 feet on the westerly line and 402.5 feet on the easterly line, to a dead line in the rear, measuring 75 feet thereon.

Being the same property conveyed to George Dewey Dunn and wife, Bobbie R. Dunn, by deed from Walter B. Rogers and wife, Mary A. Rogers, of record in Book 4524, Page 176, Register's Office for Davidson County, Tennessee.

This is improved property known as 1303 Lone Oak Circle, Nashville, Tennessee 37215.

This conveyance is made subject to:

1. 2020 taxes, a lien therefor, but not yet due and payable. Said taxes have been prorated and assumed by Grantees.

2. All matters – including setback lines and public utility easements – shown on the Map (Plan) of Lone Oak Heights, of record in Book 1424, page 2, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants of record in Book 1488, page 131, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto, belonging to Grantees, their heirs and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, that Grantors have a good right to convey it, and that it is unencumbered, except as otherwise herein set out. Grantors further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed is executed this 10th day of June, 2020.

George Dewey Dunn
GEORGE DEWEY DUNN

Bobbie R. Dunn
BOBBIE R. DUNN

STATE OF LOUISIANA)

PARISH OF East Feliciana)

Personally appeared before me, the undersigned, a Notary Public in and for said Parish and State, **GEORGE DEWEY DUNN** and **BOBBIE R. DUNN**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at Clinton, Louisiana, this 10th day of June, 2020.

Felicia Lee
Notary Public

My Commission Expires: at death



812232.1

TRUE COPY CERTIFICATION

I, Jack W. Robinson, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jack W. Robinson, Jr.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public for this county and state, Jack W. Robinson, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/7/2021

Notary Seal



812232.1