Karen Johnson Davidson County
Batch# 423304 DEEDWARR
06/23/2020 07:25:30 AM 3 pgs
Fees: $18.00 Taxes: $937.02
20200623-0067100

2020-391

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$253,250.00**

Affiant

Subscribed and sworn to before me, this the 16th day of June, 2020.

Notary Public

My commission expires: 5/2/22

(AFFIX SEAL)

DEE RAY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 02, 2022

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Alexis Jones **DaQuan Jones**	NEW OWNER	**142-06-0-C-048.00co**
815 Bellevue Road		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

John T. Gregath and wife, Kay Gregath

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alexis Jones and DaQuan Jones, wife and husband

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 Unit No. 8-B on the Site Plan of Doral Country Villa, Section 6 of record in Plat Book 5200, Page 32, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof, together with the appurtenant interest in the common elements of Doral Country Villas Section 1, a horizontal property regime established by the Master Deed of record in Book 5011, Page 395 and made applicable to Section VI of record in Book 5260, Page 767, re-recorded in Book 5260, Page 817, and further amended in Book 5260, Page 769 and Instrument No. 20070504-0053687 and By-Laws appended thereto in Book 5011, Page 429 and amended in Instrument No. 20070523-0061626 and Instrument No. 20151130-0120647, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John T. Gregath and wife, Kay Gregath by Deed dated January 21, 2020, from Jill Melody Pankowsky, Executrix of The Estate of Leila C. Moore of record in Instrument No. 20200206-0014167, and further being all of the same property conveyed to Jacey A. Moore and wife, Leila C. Moore, by Deed dated May 15, 1996 from Alice A. Zimmerman, unmarried, of record in Book 10053, Page 622, Register's Office for Davidson County, Tennessee. The said Jacey A. Moore having since died on December 31, 2003. The said Leila C. Moore having since died testate on April 25, 2019. The said property was devised to Jill Melody Pankowsky and Marjorie L. Nichols by the Last Will and Testament of Leila C. Moore, of record in Probate Docket No. 19P-924 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

This instrument is being executed on behalf of John T. Gregath and wife, Kay Gregath pursuant to a Power of Attorney executed by them on the 21st day January 2020, of record in Instrument No. 20200608-0058606 Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record in Plat Book 5200, Page 32, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Subject to all matters shown on the Plan of record in Plat Book 4675, Page 108, said Register's Office.**

3) **Master Deed of Coral Country Villas, Section I Condominiums, of record in Book 5011, Page 395 and made applicable to Section VI of record in Book 5260, Page 767, re-recorded in Book 5260, Page 817, and further amended in Book 5260, Page 769 and Instrument No. 20070504-0053687 and By-Laws of Doral Country Villas appended thereto in Book 5011, Page 429 and amended in Instrument No. 20070523-0061626 and Instrument No. 20151130-0120647, said Register's Office.**

4) **Charter of Doral Country Villas Homeowners' Association in Book 5220, Page 112, said Register's Office.**

5) **All matters shown on the Plan of Doral Country Villa, Recreational Center in Plat Book 4885, Page 142, said Register's Office.**

6) **Conveyance of the Recreational Center to Doral Country Villas Homeowners' Association in Book 5400, Page 89, said Register's Office.**

7) **Grant of Easement to Comcast of Nashville I, LLC, in Instrument No. 20180611-0055670, said Register's Office.**

8) **Sewer Easement reserved in Deeds of record in Book 4220, Page 229 and in Book 4558, Page 729, said Register's Office.**

9) **Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.**

This is improved property, known as 815 Bellevue Road, Nashville, TN 37221

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 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 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 16th day of June, 2020.

John T. Gregath BY Andrew Wood ATTORNEY IN FACT
John T. Gregath
By Andrew Wood, Attorney-in-Fact

Kay Gregath BY Andrew Wood ATTORNEY IN FACT
Kay Gregath
By Andrew Wood, 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 aforesaid, the within named **Andrew Wood,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **John T. Gregath and Kay Gregath** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **John T. Gregath and Kay Gregath,** for the purpose therein contained, by signing the names of **John T. Gregath and Kay Gregath** by himself as their Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **16th** day of **June, 2020.**

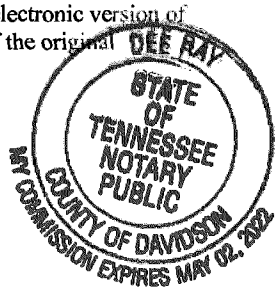
Notary Public

My Commission Expires: 8/6/2023

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

I, the undersigned, 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.

Quin Evans Segall



State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Quin Evans Segall who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 5/2/22

Notary Public