Box 14
33578-4

WARRANTY DEED

Karen Johnson Davidson County
Batch# 457389 **DEEDWARR**
08/14/2020 12:12:53 PM 2 pgs
Fees: $13.00 Taxes: $481.00

20200814-0091303

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$130,000.00.**

Affiant

Subscribed and sworn to before me, this the 11th day of August, 2020.

Notary Public

My commission expires: 5/9/23

(AFFIX SEAL)

COLLEEN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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
Tim Gregath and Kay Gregath	**"NEW OWNER"**	**081-14-0-098.00**
5001 Traceway Drive		
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,

Donald E. Wade, unmarried

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

Tim Gregath and wife, Kay Gregath

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 the south 42 1/2 feet of Lot No. 15 and the North 7 1/2 feet of Lot No. 16 on the plan of Subdivision of Georgia Industrial Realty Co's North Nashville Property of record in Plat Book 421, Page 188, said Register's Office for Davidson County, Tennessee,

Said parts of said lots adjoin and front together 50 feet on the easterly side of 24th Avenue North, and run back between parallel lines 210 feet, more or less, to the west line of Lot Nos. 9 and 19 on said Plan.

Being the same property conveyed to Donald E. Wade, unmarried by Deed from L. A. Newman & Company, Inc. of record in Book 8108, Page 814, said 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 421, Page 188, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **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 1614 24th Avenue N, Nashville, TN 37208

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 11th day of August, 2020.

Donald E. Wade

Donald E. Wade

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Donald E. Wade,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **11th** day of **August, 2020.**

Notary Public

My Commission Expires: 11/8/21

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON