(2)

WARRANTY DEED

Karen Johnson Davidson County
Batch# 492021 **DEEDWARR**
10/08/2020 11:28:40 AM 2 pgs
Fees: $13.00 Taxes: $647.50

20201008-0117100

POLLY E. LAVIT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-17-2022

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of October, 2020

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Douglas S. Gross	Highlands Residential Mortgage	133-07-0-270.00
(NAME)	(NAME)	
186 Empire Drive	12001 N. Central Expressway Ste. 730	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Dallas, TX 75243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Joan R. Gregory, married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Douglas Gross and Anna C. Haas, husband and wife, and Susan O. Quinley, an unmarried woman, as joint tenants,** 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. 76 on the Plan of Parma Heights, of record in Book 2133, page 23, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to Amanda P. Randolph by Warranty Deed from Alex Lipsitz, married, dated October 1, 2012, of record in Instrument No. 20121004-0091184, Register's Office for Davidson County, Tennessee. Amanda P. Randolph died intestate on November 9, 2019, leaving as her only heir at law, Joan R. Gregory according to Probate No. 20P360, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division and Affidavit of Heirship filed of record in Instrument No. 20201008-0117099, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 186 Empire Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This property has never been the primary residence of the Grantor.

This conveyance is subject to the following: Taxes for the year 2020, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plan of record in Book 2133, page 23; Easement of record in Book 2155, page 192; all of record in the Register's Office for Davidson County, Tennessee.

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 do 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 tc the said GRANTEES, their heirs and assigns, against the lawful claims of al 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 hand this 2nd day of October, 2020.

Joan R. Gregory

Joan R. Gregory

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Joan R. Gregory, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 2nd day of October, 2020.

Polly E. Lavit

Notary Public
My Commission Expires: _____

File No.: 32193

POLLY E. LAVIT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-17-2022