Karen Johnson Davidson County
Batch# 523391 DEEDWARR
12/02/2020 12:09:21 PM 2 pgs
Fees: $13.00 Taxes: $1,579.90

20201202-0139949

33989-4
Box 14

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$427,000.00.**

Margaret Boaz
Affiant

Subscribed and sworn to before me, this the 30th day of November, 2020.

Notary Public

My commission expires: 11/8/21
(AFFIX SEAL)

ANDREW T. WOOD
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
Margaret Boaz	**Pinnacle Bank**	**156-01-0-D-003.00co**
7717 Brook Glen Way	**150 Third Avenue S, Ste 1000**	
Nashville, TN 37221	**Nashville, TN 37201**	

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 d/b/a J & L Investments, a Tennessee sole proprietorship

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

Margaret Boaz, a single woman

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. 3 on the Final Plat of Brook Glen, a Planned Unit Development, of record in Plat Book 9700, Page 128, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to John T. Gregath d/b/a J & L Investments, a Tennessee sole proprietorship by Deed dated September 28, 2020, from Robert Spinelli and wife, Elizabeth Spinelli of record in Instrument No. 20201001-0113614, said Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of John T. Gregath d/b/a J & L Investments, a Tennessee sole proprietorship pursuant to a Specific Power of Attorney executed by him on the 3rd day September, 2020, of record in Instrument No. 20201201-0139215, 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 9700, Page 128, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Declaration of Covenants, Conditions and Restrictions for Brook Glen, of record in Book 10276, Page 283, Register's Office for Davidson County, Tennessee.**

3) **Charter of Brook Glen Homeowners' Association, Inc. of record in Book 10477, page 552, Register's Office for Davidson County, Tennessee.**

4) **All matters shown on the P.U.D. Boundary Plat of Brook Glen of record in Plat Book 7900, page 828, Register's Office for Davidson County, Tennessee.**

5) **Agreement for Dedication of Easement for Public Water Line, of record in Book 4816, page 971, Register's Office for Davidson County, Tennessee.**

6) **Taxes for the current year which have been prorated between the parties and were paid by the Grantor herein and the subsequent years, not yet due and payable.**

This is improved property, known as 7717 Brook Glen Way, 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 30th day of November, 2020.

John T. Gregath d/b/a J & L Investments, a Tennessee sole proprietorship
By Madelyn Joy Gregath, 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 **Madelyn Joy Gregath,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-In-Fact for **John T. Gregath d/b/a J & L Investments, a Tennessee sole proprietorship,** and that she 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 d/b/a J & L Investments, a Tennessee sole proprietorship,** for the purpose therein contained, by signing the name of **John T. Gregath d/b/a J & L Investments, a Tennessee sole proprietorship**, by herself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **November, 2020.**

Notary Public

My Commission Expires: 11/8/21

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