Karen Johnson Davidson County
Batch# 663128 DEEDWARR
06/23/2021 11:44:30 AM 4 pgs
Fees: $23.00 Taxes: $1,942.50
20210623-0084854

Name and Address of New Owner:
Ellie Tregoning and George Seibert Tregoning
4183 Farmview Drive
Nashville, TN 37218

Send Tax Bills To:
First Bank
722 Columbia Avenue
Franklin, TN 37064

This Instrument Prepared By:
Greater Nashville Title, LLC
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: 032-00-0-077.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Imperial Home Group, LLC**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **George Seibert Tregoning and Ellie Headlee Tregoning, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of The Resubdivision of Lots 1-7, Brick Church Valley Subdivision, Section One, of record in Plat Book 4175, Page 88, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Carter Allen Gold and Carlene Anderson, as tenants in common with right of survivorship, by Warranty Deed from Donald Wall and wife, Margaret A. Wall, of record in Book 10516, page 608, Register's Office for Davidson County, Tennessee, dated June 30, 1997 and recorded on July 03, 1997.

Being the same property conveyed to Carter Allen Gold and wife, Carlene A. Gold, by Quitclaim Deed from Donald Wall and wife, Margaret A. Wall, of record in Instrument No. 20100622-0048761, Register's Office for Davidson County, Tennessee, dated June 16, 2010 and recorded on June 22, 2010.

Being the same property conveyed to Recontrust Company, N.A., Trustee by Substitute Trustee's deed from Carter A. Gold and Carlene A. Gold, of record in Instrument No. 20131231-0131315 Register's Office for Davidson County, Tennessee, dated November 5, 2012 and recorded on December 31, 2013 and within the same deed the said Recontrust Company, N.A., Trustee conveyed his interest in the subject property to Secretary of Housing and Urban Development.

Being the same property conveyed to Bank of America, N. A. by Quitclaim Deed from the Secretary of Housing and Urban Development, of record in Instrument No. 20140616-0052202 Register's Office for Davidson County, Tennessee, dated June 10, 2014 and recorded on June 16, 2014.

Being the same property conveyed to Glassy Bay Properties, LLC, a California Limited Liability Company, by Special Warranty Deed from Bank of America, N. A., of record in Instrument No. 20191010-0103995 Register's Office for Davidson County, Tennessee, dated September 18, 2019 and recorded on October 10, 2019.

Being the same property conveyed to Imperial Home Group, LLC, by Warranty Deed from Glassy Bay Properties, LLC, a California Limited Liability Company, of record in Instrument No. 20200820-0094179 Register's Office for Davidson County, Tennessee, dated August 18, 2020 and recorded on August 20, 2020.

Being also known as 4245 Brick Church Pike, Nashville, Tennessee 37189.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 21st day of June, 2021.

Imperial Home Group, LLC

By: _____, Member

Benjamin Wright, Member

State of Tennessee
County of Davidson

Before me, Sarah Lile of the state and county mentioned, personally appeared Benjamin Wright, Member with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be theMember of Imperial Home Group, LLC, the within named bargainor, a , and that as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the as Member.

Witness my hand, at office, this 21st day of June, 2021.

_____
Notary's Signature
My commission expires: 5-5-2025

SARAH LILE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202106230084854

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $525,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

STEVEN PAUL DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Sworn to and subscribed before me this
21st day of June, 2021.

Notary Public
My commission expires: 3/3/25
File No. 2021-1650

Tennessee Certification of Electronic Document

I, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 21, 2021 (date of document).

Affiant Signature

6/21/2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 21st day of June, 2021.

Notary Signature

My Commission Expires: 3/3/25

STEVEN PAUL DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON