RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

Prepared By & Return To:
Tennessee Title Services, LLC
207 North Main Street
Dickson, TN 37055
D-21-4733

Karen Johnson Davidson County
Batch# 671882 DEEDWARR
07/07/2021 10:44:57 AM 2 pgs
Fees: $13.00 Taxes: $925.00
20210707-0091156

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 6th day of July, 2021

Notary Public

Commission Expires: _____

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN. My Commission Expires August 30, 2021

Address of New Owner	Send Tax Bills To:	Map & Parcel
START, LLC 1622 Vineland Dr. Brentwood, TN 37027	New owner	091-01-0-051.00

WARRANTY DEED

FOR AND IN 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/WE,

James Gregory, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

START, LLC, a Tennessee Limited Liability Company

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. 8 on the Plan of Brownlee of record in Book 2663, Page 88, Register's Office for said County.

Said Lot No. 8 fronts 47.8 feet on the Northerly margin of Morrow Road and extends back between parallel lines a distance of 150.00 feet to an alley in the rear.

Being the same property conveyed to James E. Gregory, unmarried by Warranty deed from Johnny L. Archey and wife, Mary C. Archey, f/k/a Mary C. Stone of record in Book 11623, page 126, Register's Office for Davidson County, Tennessee, dated June 29, 1999 and recorded on August 17, 1999.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 6204 Morrow Road, Nashville, TN 37209

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 so 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 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.

Dated this the 2 day of July, 2021.

James E. Gregory
James Gregory

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James Gregory** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Dickson, Tennessee this 2 day of July, 2021.

Notary Public
My Commission Expires: _____

FRANCES WYMONETT ROSE
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022