Karen Johnson Davidson County
Batch# 674784 DEEDWARR
07/12/2021 10:30:30 AM 3 pgs
Fees: $18.00 Taxes: $543.53
20210712-0093199

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $146,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 7th day of July, 2021.

NOTARY PUBLIC

My commission expires:

GREGG W. CLARKE NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES DECEMBER 12, 2022 WILSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
William J. Gregg, Jr. and Lisa M. Gregg	SAME AS NEW OWNER	04314011000
(NAME)	(NAME)	
249 Lanier Drive	1209 Center Point Road	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Hendersonville, TN 37075	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Lauren Gregg McWhirter and Jake McWhirter, wife and husband,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **William J. Gregg, Jr. and Lisa M. Gregg, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

A certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO. 8, THE NORTHERLY 2 FEET OF LOT NO. 7 AND THE SOUTHERLY 10 FEET FRONT AND 60 FEET REAR OF LOT NO. 9 OF BLOCK "G" ON THE REVISED MAP OF RAINBOW TERRACE SUBDIVISION, OF RECORD IN PLAT BOOK 1130, PAGE 85, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED ACCORDING TO A SURVEY THEREOF MADE BY T.R. SANFORD, SURVEYOR, AUGUST 6, 1962, AS FOLLOWS:
BEGINNING AT A POINT IN THE SOUTHEASTERLY MARGIN OF LANIER DRIVE, 2 FEET SOUTHERLY FROM THE CORNER OF LOTS 7 AND 8; THENCE SOUTHEASTERLY PARALLEL TO SAID LINE, 154.8 FEET TO A POINT; THENCE NORTHEASTERLY 112 FEET TO A POINT; THENCE NORTHWESTERLY 171.8 FEET TO THE MARGIN OF LANIER DRIVE; THENCE WITH THE MARGIN OF THE SAME, SOUTHWESTERLY AROUND A SLIGHT CURVE, 62 FEET TO THE POINT OF BEGINNING.

Being the same property conveyed to Lauren Elizabeth Gregg, a single woman by Warranty Deed from William J. Gregg, Jr. and Lisa M. Gregg, husband and wife, dated 12/19/2014 of record in Instrument No. 20141223-0117307, in the Register's Office for Davidson County, Tennessee. The said Lauren Elizabeth Gregg is now known as Lauren Gregg McWhirter.

This property is __unimproved _X_improved property known as: 249 Lanier Drive, Madison, TN 37115.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 7th day of July, 2021.

Lauren Gregg McWhirter

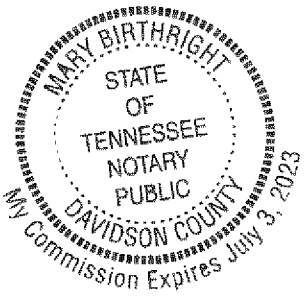
Jake McWhirter

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lauren Gregg McWhirter and Jake McWhirter, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th day of July, 2021.

Notary Public
My Commission Expires:



Certificate of Authenticity

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian 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 7/7/21.

Affiant Signature

7/7/21
Date

State of TN

County of Wilson

Sworn to and subscribed before me this 7th day of July, 20 21.

Notary's Signature

My Commission Expires: 4/22/23
Date

Notary's Seal

