Karen Johnson Davidson County
Batch# 981633 DEEDWARR
03/16/2023 02:00:06 PM 2 pgs
Fees: $13.00 Taxes: $1,850.00
20230316-0019173

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 07/03/2023
(AFFIX SEAL)

BRIAN D. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

JM-MRE-23-7320

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Grant M. Andersen	**Ally Bank**	
(NAME)	(NAME)	**181-01-0B-167.00-CO**
7320 Sugarloaf Drive	**440 South Church Street**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Charlotte, NC 28202-2028**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **NANCY LOUISE GREGORY, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GRANT M. ANDERSEN, A SINGLE PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 48 on the Plan of Section Three, Addition to Sugar Valley of record in Plat at Instrument No. 20050629-0074915, 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 Michael Ian Gregory and wife, Nancy Louise Gregory by Special Warranty Deed from The Jones Company of Tennessee, LLC, a Missouri limited liability company, of record in Instrument No. 20140611-0050753, Register's Office for Davidson County, Tennessee, dated June 10, 2014 and recorded on June 11, 2014.

Being the same property conveyed to Nancy Louise Gregory by Quitclaim Deed from Michael Ian Gregory of record in Instrument No. 20171129-0121902, Register's Office for Davidson County, Tennessee, dated November 10, 2017 and recorded on November 29, 2017.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- Plan of record as Instrument No. 20050629-0074915, Register's Office of Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions for Sugar Valley, of record in Book 11069, Page 14, amended in Instrument No. 20030708-0093637, Instrument No. 20040203-0013041, Instrument No. 20040623-0074495, Instrument No. 20050106-0002201, Instrument No. 20050629-0074848 and Instrument No. 20070205-0014762, Instrument No. 20150602-0051014, Instrument No. 20140430-0036256, Register's Office for Davidson County, Tennessee.
- Charter of Sugar Valley Homeowners' Association, Inc. of record in Book 11069, Page 6, in the Register's Office for Davidson County, Tennessee.
- By-Laws of Sugar Valley Homeowners' Association, Inc. of record in Book 11069, Page 24, Register's Office for Davidson, County, Tennessee.
- Sanitary sewer easement of record in Instrument No. 20010918-0100850 and Instrument No. 20040426-0046856, in the Register's Office for Davidson County, Tennessee.
- Storm water detention agreement of record in Instrument No. 20050805-0092108 and Instrument No. 20020722-0087469, in the Register's Office for Davidson County, Tennessee.
- Deed of common areas to HOA of record in Instrument Number 20130523-0052430, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7320 Sugarloaf Drive, Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 14th DAY OF MARCH, 2023.

Nancy Louise Gregory

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 14th of March, 2023.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212