BOOK 11695 PAGE 643

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$53,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 1999.

Notary Public

MY COMMISSION EXPIRES: April 1, 2002

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, PC, 1281-G North Mt. Juliet Road, Mt. Juliet, Tennessee 37122

mail

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerri L. Frazier	Franklin American Mortgage	75-8-A-52
154 Brook Castle Drive	501 Corporate Center Drive, St. 400	
Hermitage, Tennessee 37076	Franklin, Tennessee 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **CLYTEE GENTRY, A SINGLE PERSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JERRI L. FRAZIER, A SINGLE PERSON STEVEN J. LEDBETTER** , 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:

BEING Condominium unit in Brook Castle Condominiums described as follows: Unit No. 154 in a Horizontal Property Regime as shown on the condominium site plan of Brook Castle Condominium, as of record in Book 6250, Page 627,amended in Book 6680, Page 905, recorded in 6727, Page 762, revised in 6250, page 691, amended in Book 6919, Page 671 Register's Office for Davidson County, to which said reference is hereby made for a more complete identification and description of such unit.

BEING the same property conveyed to James C. Gentry and wife Clytee Gentry, James C. Gentry, has since deceased by deed from Clairmont Investors - Brook Castle, a Tennessee Joint Venture of record in Book 7904, Page 709, said Register's Office.

THIS conveyance is made subject to easements, restrictions, , encumbrances and ordinances as they affect the premises.

unimproved ☐

This is improved ☒ property, known as 154 Brook Castle Drive, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

[illegible] CHECK 207.10

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 assigns forever; and we do 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.

WITNESS my/our hand(s) this 30th day of September, 1999.

Clytee Gentry

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Louise N. Tynes, a Notary Public in and for said County and State, the within named Clytee Gentry, a single person, the bargainor(s), 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 at office, this 30th day of September, 1999

Commission expires: April 1, 2002

Louise N. Tynes
Notary Public

LOUISE N. TYNES NOTARY PUBLIC LARGE WILSON CO. TENN

0644521
INDEXED REFERENCE
99 OCT -3 AM 9:30
FILED

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO	- CONVEYANCE	CC	- CERTIFIED COPY	MISC	- MISCELLANEOUS
MO	- MORTGAGE	REL	- RELEASE	CO TX	- STATE TAX CONVEY
WD	- WARRANTY DEED	UCC	- UNIFORM COMMERCIAL CODE	MO TX	- STATE TAX MORT
TD	- TRUST DEED	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

0644521

REFERENCE

99 OCT -3 AM 9:30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1525519