WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF AUGUST, 2005.

Notary Public

MY COMMISSION EXPIRES: March 15, 2008.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marcus D. Folks	Marcus D. Folks	71-04-0 / 21.00
(NAME)	(NAME)	
2610 Woodyhill Drive	2610 Woodyhill Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 08/18/05 09:59 2 pgs
Fees:13.00 Taxes:327.82

20050818-0098285

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, **Huldah C. Cotton nka Huldah C. Cotton Gentry, a married person** HCG HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Marcus D. Folks, unmarried**, 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 Lot no. 222 on the Plan of Joywood Heights Subdivision Section 2, as of record in Book 1133, pages 92 and 93, Register's Office for said County, described as follows:

Said Lot no. 222 fronts 60 feet on the westerly side of Woodyhill Dr and runs back between lines measuring 193.2 feet on the northerly line and 193.1 feet on the southerly line to a deed line in the rear on which it measures 60 feet.

Being a part of the property conveyed to Harold L. Cotton and wife, Huldah C. Cotton by Warranty Deed from T. W. Street and wife, Boulah Mai Street dated June 25, 1951 and filed for record in Book 2011, Page 395, Register's Office for Davidson County, Tennessee. The said Harold L. Cotton having since died the property is vested to Huldah C. Cotton as surviving tenant.

The said Frank Gentry hereby joins in this conveyance to convey any and all marital rights he may have in the subject property by virtue of his marriage to Huldah C. Cotton.

The 2005 County Taxes have been prorated and assumed by the Grantees

Subject to any and all matters as shown on the plan of Record in Plat Book 1130, Page 92293, Register's Office for Davidson County Tennessee.

Subject to any and all easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants/declarations of covenants, conditions and restrictions contained in instrument of record in Book 1373, page 98, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2610 Woodyhill Dr., Nashville, TN 37207

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

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 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 hand this 15th day of August, 2005.

Huldah C. Cotten Gentry
Huldah C. Cotten nka Huldah C. Cotton Gentry

Frank Gentry

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me Judith C. Jacobs the undersigned, a Notary Public in and for said County and state, the within named Huldah C. Cotton nka Huldah C. Cotton Gentry and Frank Gentry the bargainor (s), 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 Nashville, Tennessee this 15th day of August, 2005.

Commission expires: March 15, 2008

Judith C. Jacobs Notary Public