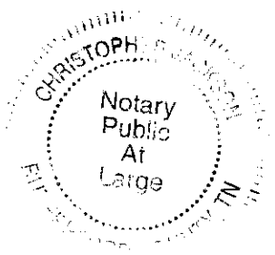
Rcd to: HTS
845 Isabella Dr, Ste 5
Brentwood, TN 37027

File No. 250900992

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,917.00

Jessica Talbott
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd Day of September, 2005.

Notary Public

MY COMMISSION EXPIRES: 1 Aug. 20, 2007
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 10/12/05 15:09 2 pgs
Fees:13.00 Taxes:428.89

20051012-0123148

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Randall Ferrell	William Randall Ferrell	Map 19-084.12-0-044.00
(NAME) 3101 Hunters Hill Road	(NAME) Same as new owner	
(ADDRESS) Nashville, TN 37214	(ADDRESS) ,	
(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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Amanda N. Guffey, Successor Trustee for the Chester Gentry Revocable Living Trust, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William Randall Ferrell and wife, Kristen Ferrell, HEREINAFTER CALLED THE GRANTEE(S), 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. 72 on the Revised Plat of Lots 72, 73, 74 and 76, Knob Section, Lincoya Hills as of record in Plat Book 2330, Page 36, Register's Office for Davidson County, Tennessee.

SAID Lot NO. 72 begins at a point in the southwesterly margin of Hunter's Hill Road, the common corner of Lots 72 and 73; thence along the line between said lots, southwardly 244.9 feet to a point; thence in a northwestwardly direction 210.2 feet to a point in the southeasterly margin of Windemere Circle, thence with the margin of Windemere Circle, northwestwardly 139.89 feet to a concrete monument, the beginning of a curve; thence around said curve, in a southeasterly direction 32.41 feet to a concrete monument in the southwesterly margin of Hunter's Hill Road; thence with the margin of same, southeastwardly 102.0 feet to the point of beginning.

Being the same property conveyed to Chester Gentry Revocable Living Trust by Quitclaim Deed dated February 19, 1998 from Chester Gentry, Trustee of record in Book 10862, Page 339, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth per Plat Book 2330, Page 36 and Plat Book 2331, Page 6, Register's Office of said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 3101 Hunters Hill Road, Nashville, TN 37214
(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 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 our hands this 23rd Day of September 2005.

Amanda N. Guffey, Successor Trustee for the Chester Gentry Revocable Living Trust

By: Amanda Guffey, Successor Trustee
Amanda N. Guffey, Successor Trustee

Attest: _____

STATE OF TENNESSEE
COUNTY OF WILSON

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Amanda N. Guffey with whom I am personally acquainted and who upon her oath acknowledged herself to be the Successor Trustee for the Chester Gentry Revocable Living Trust the within named bargainer, a Revocable Living Trust, and that, Amanda N. Guffey as such Successor Trustee, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the Revocable Living Trust by Amanda N. Guffey as such Successor Trustee.

Witness my hand at office this 23rd day of September, 2005.

Commission expires: Aug. 20, 2007

Notary Public

CHRISTOPHER JACKSON
Notary Public At Large
RUTHERFORD COUNTY, TN

File Number: 250900992
RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122