**THIS INSTRUMENT PREPARED BY:**
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

**SEND TAX BILLS TO:**
Countrywide Home Loans, Inc.
2021 N. Gallatin Road, Suite 280
Madison, TN 37115

**MAP PARCEL NUMBERS**
Map & Parcel No: 85.14-OA-108. CO

Davidson County DEEDWARR
Recvd: 04/21/06 11:22 3 pgs
Fees:18.00 Taxes:555.00
20060421-0045907

# WARRANTY DEED

**THIS INDENTURE**, made and entered into this 19th day of April, **2006**, by and between **William H. Gentry and Joyce A. Gentry, husband and wife**, party of the first part, and **Christina R. Lockhart,** unmarried, party of the second part,

**WITNESSETH**: That for and in consideration of **$150,000.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

**Being Unit No. 108, on the Plan of Riverstone Condominiums, Phase One, of record in Plat Book 6200, Page 466; amended in Book 6900, Page 466; amended in Book 6900, Page 317, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.**

**BEING the same property conveyed to William H. Gentry and Joyce A. Gentry, Husband and Wife by deed from Sharon K. Potter, unmarried, of record in Instrument No.200410140123996, Register's Office, Davidson County, Tennessee, dated 10/01/04 and recorded 10/14/04.**

**The above referenced property is also known as 108 Riverstone Drive, Nashville, Tennessee 37214.**

**THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in Plat Book 6200, Page 466; amended in Book 6900, Page 466; amended in Book 6900, Page 317; Master Deed of Record in Book 6998, Page 839, Book 7245, Page 211, Book 11016, Page 159, Book 6998, Page 868, Book 7245, Page 250, Book 6998, Page 885, Book 7120, Page 707, Book 7257, Page 151 and Book 7824, Page 853; any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.**

**The above legal description is identical to the one in the previous deed of record.**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

**WITNESS** the signature of the said party of the first part the day and year first above written.

William H. Gentry
**William H Gentry**

Joyce A. Gentry by William H. Gentry Attorney in Fact.
**Joyce A. Gentry**

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STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **William H Gentry,** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 19th day of April, 2006.

My commission expires 2-27-10

Christy D. Landrum
Notary Public

CHRISTY D. LANDRUM STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$150,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Trish C. Baldwin
Affiant

Subscribed and sworn to before me this 19th day of April, **2006**.

Christy D. Landrum
Notary Public

CHRISTY D. LANDRUM STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

PROPERTY ADDRESS:
**108 Riverstone Drive**
**Nashville, TN 37214-2586**

My commission expires: 2/27/10

**Name and address of new owner:**
**Christina R. Lockhard**
**108 Riverstone Drive**
**Nashville, TN 37214-2586**

**STATE OF TENNESSEE, DAVIDSON COUNTY ss:**

Personally appeared before me, the undersigned, a Notary Public, **William H. Gentry,** with whom I am personally acquainted, or proved to me upon the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact for **Joyce A. Gentry,** under a power of attorney as recorded in Instrument No. 20060421004590 6, and is authorized by **Joyce A. Gentry** to execute this instrument on behalf of **Joyce A. Gentry.**

Witness my hand at office this 19th day of April, 2006.

Christy D. Landrum
Notary Public

My Commission Expires: 2/27/10

[SEAL]

CHRISTY D. LANDRUM
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.