WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/02/06 10:44 2 pgs
Fees:13.00 Taxes:503.20

20060502-0050267

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF APRIL, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY TENN.

My Commission Expires SEPT. 20, 2009

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
Murfreesboro, Tennessee

M-0436

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harvey Gentry	Same	096-15-0-078.00
(NAME)	(NAME)	
3103 Laurel Forest Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, Michael J. Sklarz, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Harvey Gentry and wife, Amelia Gentry, 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 all of Lot No. 82, Hickory Bend, Section 3 of record in Plat Book 3600, Page 42, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING all of the same property conveyed to Michael J. Sklarz by Warranty Deed from Donnie H. Sunmer and wife, Martha A. Sumner of record in Instrument Number 20000303-0021382, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3103 Laurel Forest Drive, 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 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 27th day of April, 2006.

Michael J. Sklarz

STATE OF NORTH CAROLINA
COUNTY OF Nash

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

Witness my hand and official seal at Rocky Mount North Carolina, this 27th day of April, 2006.

My Commission expires: 4-26-10

Notary Public

ANN B. PETERSON
NOTARY PUBLIC
NASH COUNTY, NC

RETURN TO:

Jack Case Wilson Title Associates, LLC
Murfreesboro, Tennessee