WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/16/06 10:15 2 pgs
Fees:13.00 Taxes:458.80
20060816-0100816

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES: November 25, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1821 Old Murfreesboro Pike, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary Gentry	Freedom Mortgage Corporation	84-11-2
(NAME)	(NAME)	
2216 Weona Drive	907 Pleasant Valley Avenue, # 3	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Mount Laurel, NJ 08054	
(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,

Wanda Gail Eddlemon and Rachel Kay Dillingham and Oma Elaine Wilson, heirs of the Estate of Lila W. Stuart,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gary Gentry and wife, Darlene 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:

LAND in Davidson County, Tennessee, being Lot No. 67 on the Map of Maplecrest Subdivision, of record in Book 1835, Pages 27 and 28, Register's Office for Davidson County, Tennessee.

SAID Lot No. 67 fronts 55 feet on the northeasterly side of Weona Drive and runs back between lines 301 feet on the northwesterly line and 293 feet on the southeasterly line to a dead line in the rear on which it measures 92 feet.

BEING the same property conveyed to John C. Stuart and wife, Lila W. Stuart by Warranty Deed recorded in Book 3070, Page 271, Register's Office for Davidson County, Tennessee. John C. Stuart died on 11/9/02 and Lila W. Stuart died on 3/17/06 leaving the property to their sole surviving heirs, Wanda Gail Eddlemon, Rachel Kay Dillingham and Oma Elaine Wilson as evidenced by an Affidavit of Heirship recorded in Instrument No. 20060403-0037665, Register's Office for said County.

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☐
This is improved ☒ property, known as 2216 Weona 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 our hands this 14th day of August, 2006.

Oma Elaine Wilson

Wanda Gail Eddlemon

Rachel Kay Dillingham

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Wanda Gail Eddlemon and Rachel Kay Dillingham and Oma Elaine Wilson, the bargainors, 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 14th day of August, 2006.

Commission expires: November 25, 2006

Mark A. Ellmore, Jr. Notary Public

