WARRANTY DEED

MARK A. ELLMORE JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

James Mosley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2007.

Notary Public

MY COMMISSION EXPIRES May 22, 2010.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1909 Lebanon Road, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Huyen N. Trinh	SAME	60-11-20
(NAME)	(NAME)	
7208 Autumn Crossing Way		
(ADDRESS)	(ADDRESS)	
Brentwood TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 03/01/07 10:38 2 pgs
Fees:13.00 Taxes:407.00
20070301-0025285

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,

Patrick W. Gentry and wife, Linda Gentry,

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

Huyen N. Trinh,

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. 89 on the Plan of Section Four, Hillhurst Acres, of record in Plat Book 2331, Page 136, Register's Office for said County.

SAID Lot No. 89 fronts 125 feet on the southerly line of Kennith Drive and extends back 202.01 feet on the easterly line and 274.9 feet on the westerly line to a dead line, measuring 144.8 feet thereon.

BEING the same property conveyed to Linda Anderson and Joyce Reed by Warranty Deed from J. R. Walling and wife, Mattie Belle Walling, recorded in Book 4954, Page 934, Register's Office for Davidson County, Tennessee, in which the Grantors retained a life estate. Further, being the same property conveyed to Patrick Gentry and wife, Linda Gentry (formerly known as Linda Anderson) by Quitclaim Deed from Joyce Reed, recorded in Instrument No. 20040924-0115513, said Register's Office. The Life Estate of J. R. Walling extinguished upon his death on October 7, 1977, as evidenced by a Certificate of Death filed with the Department of Public Health in Nashville, TN. The Life Estate of Mattie Belle Walling is relinquished to Patrick Gentry and wife, Linda Gentry, by Quitclaim Deed recorded in Instrument No. 20070301-0025283, said Register's Office.

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

unimproved ☐
This is improved ☒ property, known as 230 Kennith Drive, 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 our hands this 28th day of February, 2007.

Patrick W. Gentry by James Mosley, Attorney in Fact
By James Mosley Atty in fact

Linda Gentry by James Mosley, Attorney in Fact
By James Mosley Atty in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 28th day of February, 2007, before me, Mark A. Ellmore, Jr., the undersigned office, personally appeared James Mosley, known to me (or satisfactorily proven) to be the person whose name is subscribed as attorney in fact for Patrick W. Gentry and Linda Gentry, and acknowledged that he executed the same as the act of his principal for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of February, 2007.

Commission expires: May 22, 2010



Mark A. Ellmore, Jr. Notary Public