WARRANTY DEED

BOX 50-B RETURN TO
PREPARED BY:
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE
NASHVILLE, TN 37203

Davidson County DEEDWARR
Recvd: 04/09/07 13:02 2 pg
Fees:13.00 Taxes:832.50

20070409-0041777

JAMES A. WAECHTER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF APRIL, 2007.

Notary Public

MY COMMISSION EXPIRES: 6-26-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Gannaway	OWNER	Map 105-13
(NAME) 908 Waldkirch Avenue	(NAME) 1502 Beechwood Ave	Parcel 357
(ADDRESS) Nashville, TN 37204	(ADDRESS) Nashville, TN 37212	
(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, I, **DOROTHY P. GENTRY, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLES GANNAWAY AND WIFE, STACI ANN GANNAWAY,** 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. 49 on the Plan of Waldkirch's Subdivision of Lots 8 and 9 in W. L. B. Lawrence Plan of record in Plat Book 421, page 90, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to James Gentry and wife, Dorothy P. Gentry, by deed from Nora Belle Burns and Cora Lee Burns, of record in Book 3710, page 549, said Register's Office. James Gentry has since died, vesting title solely in Dorothy P. Gentry as the surviving tenant by the entirety.

This conveyance is subject to (a) 2007 real property taxes; and (b) all matters appearing on the plan of record in Book 421, page 90, said Register's Office.

Gregory Beard is executing this deed as Attorney in Fact for Dorothy Paskett Gentry pursuant to Power of Attorney of record in Instrument #20070329-0037482, said Register's Office. Dorothy Paskett Gentry is the same person as Dorothy P. Gentry.

unimproved ☐

This is improved ☒ property, known as 908 Waldkirch Avenue, Nashville, Tennessee 37204
(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 5 day of April, 2007.

Dorothy P. Gentry By Gregory Beard, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 5 day of April, 2007, before me personally appeared Gregory Beard, to me known to be the person who executed the foregoing instrument on behalf of Dorothy P. Gentry and acknowledged that he executed the same as the free act and deed of Dorothy P. Gentry.

Witness my hand and official seal at Nashville, Tennessee this 5 day of April, 2007.

Commission expires:

JOHN GREGORY HARDEMAN STATE OF TENNESSEE Exp. 3/21/09 NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public