Davidson County DEEDWARR
Recvd: 03/06/08 14:58 2 pgs
Fees:13.00 Taxes:924.63

20080306-0022826

WARRANTY DEED

G-CW-08-4929

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,900.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF February, 2008.

Notary Public

MY COMMISSION EXPIRES: 11/22/08
(AFFIX SEAL)

ADAM LAFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TN

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin Nebel	Countrywide Bank, FSB	
4929 Monterey Drive	(NAME) 801 Crescent Center Dr. #510	
(ADDRESS) Nashville, TN 37220	(ADDRESS) Franklin, TN 37067	146-8-101.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we THE ESTATE OF ISAAC F. GENTRY AND MARTHA JO GENTRY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KEVIN NEBEL, AN UNMARRIED MAN AND ALEXIS HENSLEE, AN UNMARRIED WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 273, CRIEVE HALL ESTATES, SECTION FOUR, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2133, PAGE 80, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO ISAAC FLETCHER GENTRY, JR. AND WIFE, MARTHA B. GENTRY BY WARRANTY DEED FROM LEWIS E. GAINES AND JOE GAINES RECORDED MAY 24, 1954 IN BOOK 2279, PAGE 303, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID FLETCHER GENTRY, JR. HAVING PREDECEASED MARTHA B. GENTRY. MARTHA B. GENTRY HAVING SINCE DIED AND BEQUEATHED SAID PROPERTY TO DONNA GENTRY ROBERTS AND DAVID GENTRY BY LAST WILL AND TESTAMENT OF RECORD IN DOCKET NO. 07P-1195, PROBATE COURT OF DAVIDSON COUNTY, TENNESSEE. DONNA GENTRY ROBERTS, HAS BEEN APPOINTED AS EXECUTRIX AND HAS THE POWER TO CONVEY SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 4929 Monterey Drive, Nashville, Tennessee 37220
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 29th day of February, 2008.

The Estate of Isaac F. Gentry and Martha Jo Gentry

Donna Gentry Roberts, as Executrix

Donna Gentry Roberts, as Executrix

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Donna Gentry Roberts, as Executrix for The Estates of Isaac F. Gentry and Martha Jo Gentry, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of February, 2008.

Notary Public

My Commission Expires: 11/22/08

(SEAL) JOAN LAFEVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903