WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2008.

Notary Public

MY COMMISSION EXPIRES: 3-20-2010
(AFFIX SEAL)

Box 13
#14419

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerome Durkin	New owner	84-16-179
(NAME)	(NAME)	
PO 148852		
(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, Judith Ann Tanner, Personal Representative of The Edith Bilyeu Gary Estate and Kenneth Wayne Gentry and Jerry Floyd Gentry and Judith Ann Tanner, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerome Durkin, 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. 16 on the Map of Nob Hill Subdivision of record in Plat Book 2663, Page 31, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description. Said Lot No. 16 fronts 103.48 feet on the southwesterly side of Knobview Drive and runs back between lines 198.8 feet on the northwesterly line and 197.8 feet on the southeasterly line to a dead lineon which it measures 104 feet.

Being the same property conveyed to Edith Gary, by deed of record in Book 5248, Page 667, Register's Offce for Davidson County, Tennessee. Edith Gary being one and the same as Edith Bilyeu Gary. Edith Bilyeu Gary having since died testate leaving as sole heirs, Judith Ann Tanner, Kenneth Wayne Gentry and Jerry Floyd Gentry reference Docket # 08P120, Davidson County Probate Court.

unimproved ☐

This is improved ☒ property, known as 3253 Knobview 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.

Davidson County DEEDWARR
Recvd: 08/04/08 10:45 2 pgs
Fees:13.00 Taxes:580.90
20080804-0079855

Witness our hands this 31st day of July, 2008.

Jerry Floyd Gentry

Judith Ann Tanner

By: Judith Ann Tanner
Judith Ann Tanner, Personal Representative of The Edith Bilyeu Gary Estate

Kenneth Wayne Gentry

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Judith Ann Tanner, Kenneth Wayne Gentry and Jerry Floyd Gentry 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 purpose therein contained.

On this the 31st day of July, 2008, before me, personally appeared Judith Ann Tanner as personal representative of The Estate of Edith Bilyeu Gary, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 31st day of July, 2008.

Commission expires: 3-20-2010

La Trece McAdoo
Notary Public

La Trece McAdoo
Notary Public
My Comm. Exp.
03/20/2010
State of
TENNESSEE
Davidson County