(2)

File No. 290200210

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $213,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26TH DAY OF FEBRUARY, 2009.

Notary Public

MY COMMISSION EXPIRES: 10/10/09
(AFFIX SEAL)

DONALD R. BARRETT, JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Return to;
SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 03/02/09 10:49 2 pgs
Fees:13.00 Taxes:788.10
20090302-0017960

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth Kiecksee	New Owner	146-15-0-014.00
(NAME)	(NAME)	
5153 Regent Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, , Aline Gentry, unmarried, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Elizabeth Kiecksee, unmarried, hereinafter called the grantee(s), 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 all of Lot No. 254 on the Plan of Haileywood Estates, Section 8-D, of record in Plat Book 3500, Page 7, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to O. B. Gentry and wife, Aline Gentry by Warranty Deed from A. D. Hewlett and wife, Frances H. Hewlett of record in Book 3614, Page 95, dated August 20, 1963 and filed for record on August 21, 1963, Register's Office for Davidson County, Tennessee. The said O.B. Gentry having since died on 3/22/93. The said Aline Gentry and Aline Street Gentry are one and the same person.

Davidson County Taxes for the year 2009 and subsequent years, a lien not yet ascertainable, due or payable. for Tax Parcel Identification No. 146-15-0-014.00.

All matters as set forth per Plat Book 3500, Page 7, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 3501, Page 476, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 5153 Regent Drive, Nashville, TN 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), 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), 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 hands this 26th day of February, 2009.

Aline Gentry by Harris Brown Gentry, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Harris Brown Gentry, with whom I am personally acquainted and who proved himself to be the attorney in fact of Aline Gentry, and who being authorized to do so acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 26th day of February, 2009.

Commission expires:

10/10/09

Notary Public

File Number: 290200210

RETURN TO:

~~Sidwell Title~~

~~5107 Maryland Way~~

~~Brentwood, TN 37027~~

DONALD R. BARRETT, JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY