THIS INSTRUMENT PREPARED BY:
PURYEAR, NEWMAN & MORTON, PLLC
ATTORNEYS AT LAW
130 Fourth Avenue South
P. O. BOX 40
37065
790-2444
55

BILL GARRETT, Davidson County
Trans:T20100026891 DEEDWARR
Recvd: 05/05/10 14:52 2 pgs
Fees:13.00 Taxes:405.15
20100505-0034226

STATE OF TENNESSEE)
COUNTY OF Williamson)
The actual value or consideration, whichever is greater, for this transfer is $109,500.00.

Carol A. Clawson
Affiant

Sworn to and subscribed before me this 20 day of April, 2010

Notary Public
My Commission Expires: 10·16·11

LAURA D. PERRY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Latonya Gentry	768 Pippin Drive	F+M Bank	
768 Pippin Drive		50 Franklin St.	163-02-0B-179.00 CO
Antioch, TN 37013	Antioch, TN 37013	Clarksville, TN 37040	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Nine Thousand Five Hundred and 00/100 ($109,500.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, we **BBC HOLDINGS, INC.,** (Grantor), have bargained and sold and by these presents do hereby transfer and convey unto **LATONYA GENTRY, a single woman,** (Grantees), her successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot (Unit) No 171, Section Two Berkeley Hall Townhomes, as shown on the First Amendment to the master Deed for Berkeley Hall Townhomes, of record in Instrument No. 20061127-0146201 as amended by Instrument No. 20070705-0079992 Register's Office for Davidson County, Tennessee together with all rights and appurtenances thereto belonging to which plan reference is hereby made for a more complete description thereof.
>
> Being the same property conveyed to BBC Holdings, Inc., a Tennessee Corporation by Warranty Deed from Community South Bank of record in Instrument No. 20100326-0022591, Register's Office for Davidson County, Tennessee, dated March 22, 2010 and recorded on March 26, 2010.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, her successors and assigns,

forever.

And Grantor covenants with the said Grantees that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, applicable building and zoning regulations, such state of facts as an accurate survey would disclose, and all existing highway, roadway, and utility easements which lie on the premises.

And Grantor does further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantees, her successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 20th day of April, 2010.

BBC Holdings, Inc

By: _____

Title: Vice President

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Amanda Minor, a Notary Public, Jesse Kissinger, with whom I am personally acquainted, and who acknowledged that he executed the within named instrument for the purposes therein contained and who further acknowledged that he is Vice President of BBC Holdings, Inc. and is authorized to execute this instrument on behalf of BBC Holdings, Inc.

WITNESS my hand and official seal at Franklin, Tennessee, this the 20th day of April, 2010.

AMANDA MINOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Amanda Minor
Notary Public

My Commission Expires: 8-10-10

RETURN TO:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067