WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF FEBRUARY, 2011

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

LaTrece McAdoo State of Tennessee Notary Public My Comm. Exp. 3/3/2014 Davidson County

BOX 13
16149

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
Gene Fentress	Magna Bank	050-15-219
(NAME)	(NAME)	
316 Vailview Drive	6525 Quail Hollow Road, Ste 300	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37207	Memphis, TN 37120	
(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, Christopher Fentress and wife, Margaret Fentress, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gene Fentress and Johniene M. Fentress, husband and wife, 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. 43 on the Plan of Sky View of record in Plat Book 2331, Page 54 and 55, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot No. 43 fronts 124.4 feet on the southerly side of Vailview Drive and runs back between lines, 375 feet on the westerly line and 489 feet on the easterly line to a dead line in the rear measuring 136.4 feet thereon.

Being the same property conveyed to Christopher Fentress and wife, Margaret Fentress, by deed of record in Instrument No. 20070618-0072654, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 316 Vailview Drive, Nashville, TN 37207

(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.

BILL GARRETT, Davidson County
Trans:T20110010942 DEEDWARR
Recvd: 02/23/11 09:44 2 pgs
Fees:13.00 Taxes:462.50
20110223-0014723

Witness our hands this 9th day of February, 2011.

Christopher Fentress

Christopher Fentress

Margaret Fentress

Margaret Fentress

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 Christopher Fentress and Margaret Fentress 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.

Witness my hand and official seal at Nashville, Tennessee this 9th day of February, 2011.

Commission expires:

LaTrece McAdoo

Notary Public

