WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $151,900.00

Lynn Vaughn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF MARCH, 2012.

Shelley A Maddox
Notary Public

MY COMMISSION EXPIRES: 6/30/14
(AFFIX SEAL)

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
Antoinette Lambert	Ally Bank	~~X20X40X12X00X7X3X~~
(NAME)	(NAME)	
3824 Anderson Road	1100 Virginia Drive	136030003.00
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217	Fort Washington, PA 19034	
(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, Jackie M. Gentry and husband, Christopher D. Gentry, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Antoinette Lambert, unmarried, 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:

BEING Lot No. 114 on the Plan of Priest Lake Park, Section 2, of record in Book 4175, Pages 56, 57, and 58, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jackie M. Gentry and husband, Christopher D. Gentry, by deed of record in Instrument No. 20040812-0097383, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 3824 Anderson Road, Nashville, TN 37217

(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:T20120019536 DEEDWARR
Recvd: 03/19/12 10:48 2 pgs
Fees:13.00 Taxes:562.03
20120319-0023010

Witness our hands this 12th day of March, 2012.

Jackie M. Gentry By Carolyn Adcock Atty In Fact

Jackie M. Gentry by Carolyn Adcock, her attorney in fact

Christopher D. Gentry By Carolyn Adcock Atty In Fact

Christopher D. Gentry by Carolyn Adcock, his attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 12th day of March, 2012, before me personally appeared Carolyn Adcock, the person who executed the foregoing instrument on behalf of Jackie M. Gentry and Christopher D. Gentry and who acknowledged that she executed the same as the free act and deed of the said Jackie M. Gentry and Christopher D. Gentry, through Power of Attorney granted her by the said Jackie M. Gentry and Christopher D. Gentry.

Witness my hand and official seal at Nashville, Tennessee this 12th day of March, 2012.

Commission expires: 5.5.15

KRYSTN T. BURRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 5, 2015

Notary Public

*by Power of Attorney of record in Instrument No. 20120319002300 9 of the Register's Office of Davidson County, Tennessee.