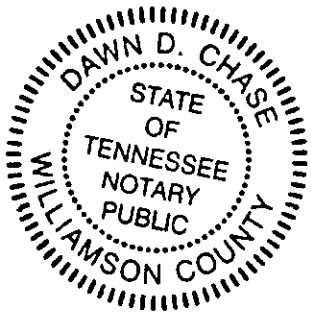
File No. 120342

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $298,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MAY, 2012.

Notary Public

MY COMMISSION EXPIRES: 3/18/14

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tamara King	US Bank National Association	172 10 B 097.00 CO
(NAME)	(NAME)	
6620 Christiansted Lane	3180 Rider Trail	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Earth City, MO 63045	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Charles C. Gentry III and Lisa W. Gentry, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tamara King, 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:

Land in Davidson County, Tennessee, being all of Lot No. 97, on the Plan of Cluster Lot Development, Christiansted Valley, Phase 1, Revision 1, as shown by plat appearing of record in Instrument No. 20010209-0012852, revising plat appearing of record in Instrument No. 20000215-0015149 and Instrument No. 20000215-0015150, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Charles C. Gentry III and wife, Lisa W. Gentry by deed from Steven J. Pidgley and wife, Cecilia S. Pidgley, dated August 28, 2007 and recorded on September 10, 2007 in Instrument No. 20070910-0108658, Register's Office, Davidson County, Tennessee.

Subject to the plan of record in Instrument No. 20000215-0015149, No. 20000215-0015150 and No. 20010209-0012852, said Register's Office.

Storm Water Detention Agreement of record in Book 11628, page 8, said Register's Office.

Charter of Christiansted Valley Homeowners Association, Inc. of record in Instrument No. 19991221-0305561, said Register's Office.

Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 19991221-0305559, amended in Instrument No. 20000728-0074515, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20120043199 DEEDWARR
Recvd: 06/12/12 09:30 2 pgs
Fees:13.00 Taxes:1104.45
20120612-0051226

File No. 120342

unimproved ☐

This is improved ☒ property, known as 6620 Christiansted Lane, Nashville, TN 37211

(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.

Witness our hands this 24th day of May, 2012.

Charles C. Gentry III

Lisa W. Gentry

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles C. Gentry III and Lisa W. Gentry, husband and wife, the bargainor(s), 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 purposes therein contained.

Witness my hand and official seal this 24th day of May, 2012.

Commission expires: 12/28/13

Notary Public

DEBORAH A. RAND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER