THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1616 Westgate Circle, Ste 215** **Brentwood, TN 37027** **CRT File No. 12061192** WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires September 9, 2014	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $129,000.00. Affiant Subscribed and sworn to before me, this 16th day of July, 2012. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Joseph Gentry 1937 Treeview Drive Antioch TN 37013	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 176-02-0-068.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David J. Gentry and Andrea R. Gentry, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joseph Gentry, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 211, SECTION 19, PEPPERTREE FOREST, as shown on plat of record in Plat Book 7900, Page 783, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to David J. Gentry and wife, Andrea R. Gentry by Warranty Deed from Deluxe Homes, Inc., recorded on the 5th day of July, 1995 in Deed Book 9721, Page 936, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 19, PEPPERTREE FOREST, as recorded in Plat Book 7900, Page(s) 783, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 7982, Page 736 and restated in Book 8757, Page 607 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

BILL GARRETT, Davidson County
Trans:T20120053030 DEEDWARR
Recvd: 07/18/12 15:45 2 pgs
Fees:13.00 Taxes:477.30
20120718-0063340

Terms and provisions of by-Laws of Peppertree Forest Homeowners Association, Inc. recorded in Book 8757, Page 623.

Charter of Peppertree Forest Homeowners Association, Inc. recorded in Book 8757, Page 639.

This is improved property located at 1937 Treeview Drive Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of July, 2012.

David J. Gentry

Andrea R. Gentry

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David J. Gentry and Andrea R. Gentry, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of July, 2012.

Notary Public

My Commission Expires: My Commission Expires September 9, 2014

WILLIAM T. CHAPMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY