BILL GARRETT, Davidson County
Trans:T20120056738 DEEDWARR
Recvd: 08/01/12 14:41 3 pgs
Fees:18.00 Taxes:769.60
20120801-0068071

This Instrument Prepared By:
R. Francene Kavin, Attorney
2 Cadillac Drive
Brentwood, TN 37027

ADDRESS NEW OWNER:
Rachel Allison
135 Matthew Lane
Nashville, TN 37215

SEND TAX BILL TO:
Owner

MORTGAGEE:
New American MTG.
841 Seaboard Circle
Virginia, Beach VA 23452

MAP	**117-7**
GROUP	**D**
PARCEL	**38.00co**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Gentry Associates, Inc.,** , hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Rachel Allison**, hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 38 on the Plan of amended plan of Park Green Condominiums, of record in Plat Book 6250, page 253, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gentry Associates, Inc. by deed dated May 1, 2009 from Nancy H. Dalton of record in Instrument no. 20090508-0042632, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2012 and subsequent years.

This is **improved** property known as **135 Matthew Lane, Nashville, Tennessee 37215.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, , forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 my hand this **the 30th** day of **July, 2012.**

Gentry Associates, Inc.

By: Ashley Dalton Flippin, President

Ashley Dalton Flippin, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Ashley Dalton Flippin** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged herself to be **President** of **Gentry Associates, Inc.**, the within named bargainor, a corporation, and that she as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained..

WITNESS my hand and official seal this 30th day of July, 2012.

R. Francene Kavin
NOTARY PUBLIC

R. FRANCENE KAVIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 11/14/2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $208,000.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of July, 2012.

NOTARY PUBLIC

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013

My Commission Expires: