

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,000.00

L.T. Hayes Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of March, 2013.

Notary Public

MY COMMISSION EXPIRES: 11/24/13

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
L.T. Hayes Jr.	New Owner	14615001300
(NAME)	(NAME)	
916 Robertson Academy Rd.	Same	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(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,

HARRIS B. GENTRY AND SARAH SCHROEDER GENTRY, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

L.T. HAYES JR., AND WIFE DIANE L. HAYES

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. 255 on the Plan of Haileywood Estates, Section 8-D, as of record in Book 3500, page 7, Register's Office for said County. Said lot No. 225 fronts 111.5 feet on the westerly side of Regent Drive and extends back between parallel lines 193.5 feet to a dead line.

Being the same property conveyed to Harris B. Gentry and wife, Sarah Schroeder Gentry by Quitclaim Deed from Harris B. Gentry, recorded on July 24, 2000, of record in Instrument No. 200007240072690, Register's Office for Davidson County, Tennessee

Being the same property further conveyed to Harris B. Gentry and Sarah Schroder Gentry, as joint tenants with right of survivorship by Quitclaim Deed from Harris B. Gentry and wife, Sarah Schroder Gentry, recorded on March 15, 2012, of record in Instrument No. 20120315-0022136, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

BILL GARRETT, Davidson County
Trans:T20130023520 DEEDWARR
Recvd: 03/22/13 09:52 2 pgs
Fees:13.00 Taxes:658.60
20130322-0028424

unimproved ☐

This is improved ☒ property, known as 5149 Regent Dr., Nashville, TN 37220

(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 my/our hand(s) this 21th day of March, 2013.

Harris B. Gentry

Sarah Schroeder Gentry

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harris B. Gentry and Sarah Schroeder Gentry, as joint tenants with right of survivorship, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at on this 21th day of March, 2013

Commission expires: November 24, 2013

J. TRENT LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public