Return to: John T. Cook, P.C.

File # 24784-2

Box 14

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

ADDRESS NEW OWNER:
Phyllis A. Bailey
131 Matthew Lane Unit #36
Nashville, Tennessee 37215

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Wells Fargo Home Mortgage
P.O. Box 11758
Newark, NJ , 07101-4758

MAP 117-7
GROUP D
PARCEL 36.00

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., a Tennessee corporation,** , hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Phyllis A. Bailey, a single person**, 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. 36 on the amended condominium site plan of Park Green, 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., a Tennessee corporation by Quitclaim Deed dated May 1, 2009 from Nancy H. Dalton of record in Instrument No. 20090508-0042631, Register's Office for Davidson County, Tennessee; and further being the same property conveyed to Nancy H. Dalton by deed dated October 30, 2002, of record in Instrument No. 20021111-0138969, Register's Office, 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 2013 and subsequent years.

BILL GARRETT, Davidson County
Trans:T20130034294 DEEDWARR
Recvd: 04/26/13 08:23 3 pgs
Fees:18.00 Taxes:795.13
20130426-0041460

This is **improved** property known as **131 Unit # 36 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 25th** day of **April, 2013.**

Gentry Associates, Inc., a Tennessee corporation

By: Ashley D Flippin, President
Ashley D. Flippin, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Ashley D. 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., a Tennessee corporation**, 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 25th day of April, 2013.

R. Francene Kavin
NOTARY PUBLIC

R. FRANCENE KAVIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 11/5/2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $214,900.00.

AFFIANT

Subscribed and sworn to before me on this 25th day of April, 2013.

Katherine Goodson
NOTARY PUBLIC

My Commission Expires: May 5, 2015

KATHERINE GOODSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.