BILL GARRETT, Davidson County
Trans:T20140038105 DEEDWARR
Recvd: 06/02/14 09:54 2 pgs
Fees:13.00 Taxes:684.50
20140602-0047004

(Notary Stamp)	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $185,000.00 Affiant Subscribed and sworn to before me, this 9th day of May, 2014 Notary Public My commission expires: 9/21/15

THIS INSTRUMENT PREPARED BY
Solomon Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
William T. Gentry and Rachel C. Sims	**New Owner**	**171-03-0B-274.00-CO**
601 Old Hickory Blvd. #78		
Brentwood, TN 37027		

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 ACKNOWLEDGE, WE,

John Calvin Purvis Jr. and wife, Barbara Purvis

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

William T. Gentry and Rachel C. Sims, as joint tenants with rights of survivorship

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 Unit No. 36 on the plan of Phase Two, Section Seven Townhomes of Fredericksburg, a Horizontal Property Regimes, as of record in Book 9700, Page 957, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John Calvin Purvis Jr., a single man by deed from Vicki L. Scruggs of record in Instrument No. 20070307-0028185 Register's Office for Davidson County, Tennessee, dated December 15, 2006 and recorded on March 07, 2007.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.

Barbara Purvis, wife of John Calvin Purvis, Jr., joins in the execution of this instrument for the sole purpose of relinquishing any and all of her rights, title, and interest, marital or otherwise, in and unto said property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 601 Old Hickory Blvd. #78, Brentwood, TN 37027.

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 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 9th day of May, 2014.

John Calvin Purvis, Jr. by: DH, Attorney in Fact

John Calvin Purvis Jr. by Daniel Heard, Attorney in Fact

Barbara Purvis by: DH, Attorney in Fact

Barbara Purvis by Daniel Heard, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Daniel Heard** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of **John Calvin Purvis, Jr. and Barbara Purvis** for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for **John Calvin Purvis, Jr. and Barbara Purvis** and is authorized by **John Calvin Purvis, Jr. and Barbara Purvis** to execute this instrument on their behalf pursuit to Specific Limited Power of Attorney of record in Instrument Nos. 20140602004 7002 & 20140602004 7003, Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 9th day of May, 2014.

Notary Public

My Commission Expires: 9/21/2015

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

File #: **140147AT**
RECORD & RETURN TO:
SOLOMON PARKS TITLE & ESCROW, LLC
8119 ISABELLA LANE, STE 105
BRENTWOOD, TN 37027