(1)

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,000.00 Affiant Subscribed and sworn to before me, this 4th day of September, 2014 Notary Public MY COMMISSION EXPIRES: 03-07-17 (AFFIX SEAL)

DAVIDSON COUNTY GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yanina Avalos	Fairway Independent Mortgage Corporation	172-08-0A
(NAME)	(NAME)	(MAP)
1620 Hunters Branch Road	783 Old HIckory Blvd., Ste. 320 East	015.00-CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Antioch, TN 37013	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Melba Ann Gentry, married, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Yanina Avalos, married woman, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Section Two A, Hunter's Branch, Planned Unit Development, of record in Plat Book 6250, Page 819, and amended in Book 6815, Page 77, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Melba Ann Gentry by deed from Luanne C. Davis, unmarried of record in Book 11403, page 16, Register's Office for Davidson County, Tennessee, dated March 25, 1999 and recorded on March 29, 1999

Being also known as 1620 Hunters Branch Road, Antioch, TN 37013.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 1620 Hunters Branch Road, Antioch, Tennessee 37013

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.

BILL GARRETT, Davidson County
Trans:T20140066671 DEEDWARR
Recvd: 09/08/14 11:19 2 pgs
Fees:13.00 Taxes:543.90
20140908-0082025

Witness my/our hand(s) this 4th day of September, 2014.

Melba Ann Gentry

Burnice Glenn Gentry

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Melba Ann Gentry and Burnice Glenn Gentry with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 4th day of September, 2014.

Notary Public

John M. Wells
State of Tennessee Notary Public
Davidson County

My Commission Expires: 7/6/2015