RETURN TO:
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

WARRANTY DEED

DEANIE L. GREGORY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $19,000.00

x _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of July, 2015.

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: January 09, 2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory
Attorney-at-Law
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

BILL GARRETT, Davidson County
Trans:T20150062543 DEEDWARR
Recvd: 07/30/15 09:29 2 pgs
Fees:13.00 Taxes:70.30
20150730-0075021

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brandt Gentry and wife, Suzanne Gentry	Brandt Gentry	07206017400
(NAME)	(NAME)	
112 Cherokee Road, Apt. No. 3	112 Cherokee Road, Apt. No. 3	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(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, CARL MCWHIRTER AND WIFE, MARY MCWHIRTER, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BRANDT GENTRY AND WIFE, SUZANNE GENTRY, 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 part of Lot No. 45 on the Revised and Corrected Map of the Subdivision of Casper Zopfi's Place, of record in Book 547, Page 22, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the southerly margin of Thomas Street (Avenue), at the northeast corner of the property described as Tract 1; thence with the southerly margin of said Thomas Street (Avenue), eastwardly 57 feet to the northwest corner of the property conveyed to Emma Zopfi Smith by deed from Caster Zopfi and Annie Zopfi of record in Book 481, Page 120, said Register's Office; thence with Emma Zopfi Smith's westerly line in a southerly direction and parallel with the westerly margin of Gallatin Pike, 57 feet to Emma Zopfi Smith's southwest corner; continuing in the same direction 108 feet, more or less, in all, 165 feet, more or less, to the northerly margin of Zopfi Street, being the southeast corner of said Tract 1; thence with said Tract 1's easterly line, northwardly 162 feet, more or less, to the northerly margin of Thomas Street (Avenue), the point of beginning, said lot being triangular in shape.

Being the same property vested in Carl McWhirter and wife, Mary McWhirter by Final Decree Confirming Sale in the Chancery Court for Davidson County, Tennessee of record in Book 8235, Page 922, Register's Office for Davidson County, Tennessee, and further being the same property conveyed to Carl McWhirter and wife, Mary McWhirter by Quitclaim Deed form Henry T. Slaughter and wife, Hazel M. Slaughter dated July 6, 2007 and recorded as Instrument No. 20070806-0093115, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO ALL MATTERS SET FORTH ON THE REVISED AND CORRECTED MAP OF SUBDIVISION OF CASPER ZOPFI'S PLACE OF RECORD IN BOOK 547, PAGE 22; FURTHER SUBJECT TO RESTRICTIONS AND EASEMENTS OF RECORD, IF ANY.

unimproved ☑

This is improved ☐ property, known as 0 Thomas Avenue, Nashville, TN 37216
(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 our hands this 28th day of July, 2015.

Carl McWhirter

Mary McWhirter

STATE OF TENNESSEE

COUNTY OF Davidson

On this 28th day of July, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Carl McWhirter and * Mary McWhirter**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

* wife

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
January 09, 2018

Notary Public,

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115