BILL GARRETT, Davidson County
Trans:T20150083958 DEEDWARR
Recvd: 10/02/15 10:35 2 pgs
Fees:13.00 Taxes:425.50

20151002-0100360

WARRANTY DEED

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION C...
GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 8.14.17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Linda K. Gentry	Linda K. Gentry	095080060.00
(NAME)	(NAME)	
3118 Lebanon Pike	3118 Lebanon Pike	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(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 considerations, the receipt of which is hereby acknowledged, we, **Carolyn R. Carson and Pam G. Salas**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Linda K. Gentry**, hereinafter called the GRANTEE(S), their heirs and/or 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 151 on the plan of Eva-Mor Heights, Section Two, of record in Book 1835, Page 30, erroneously shown as Plat Book 135, page 30 on previous Deeds, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Linda K. Gentry, Carolyn R. Carson and Pam G. Salas by Quitclaim Deed from Juanita M. Gentry, dated March 21, 2011 and recorded March 23, 2011 of record in Instrument Number 20110323-0022577, Register's Office for Davidson County, Tennessee. Said property being further conveyed as to a life estate interest for Juanita M. Gentry by Quitclaim Deed from Linda K. Gentry, Carolyn R. Carson and Pam G. Salas, dated June 9, 2011 and recorded June 27, 2011 of record in Instrument Number 20110627-0048937, Register's Office for Davidson County, Tennessee. The said Juanita M. Gentry having since died on November 2014.

Subject to: (2) All matters shown on the plat of record in Plat Book 1835, Page 30, said Register's Office; (2) Agreement for Dedication of Easement for Sanitary Sewers or Storm Drainage recorded on June 11, 1975 in Book 4921, Page 103, said Register's Office; (3) Renunciation and Disclaimer is recorded on November 7, 1985 in Book 6705, Page 288, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 319 Tamworth Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-28030
SMG TN Warranty Deed

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 September, 2015.

Carolyn R. Carson
Carolyn R. Carson

Pam G. Salas
Pam G. Salas

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carolyn R. Carson and Pam G. Salas, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 28th day of September, 2015.

Tracey Trumphour
Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122