BILL GARRETT, Davidson County
Trans:T20160001430 DEEDWARR
Recvd: 01/07/16 10:03 2 pgs
Fees:13.00 Taxes:923.15
20160107-0001543

WARRANTY DEED

RETURNED TO

PARED BY:
NKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

ROBIN S. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,500.00

Janice Collins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of January, 2016.

Robin S. Edwards
Notary Public

MY COMMISSION EXPIRES: 3/24/2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jesse Lee Gentry	NEW OWNER	147-11-0-003.00
(NAME)	(NAME)	
613 Whispering Hills Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Kyle Keppen, an unmarried man, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Victoria B. Gentry and Jesse L. Gentry, wife and husband, 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 Lot No. 32 on the Plan of Section One, Parkview Estates of record in Plat Book 3300, Page 87, 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 Kyle Keppen, a single man, by Warranty Deed from Shawn K. Hatcher, and Autumn Hatcher, husband and wife, of record in Instrument No. 20130926-0101267, Register's Office for Davidson County, Tennessee, dated September 20, 2013 and recorded on September 26, 2013.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 613 Whispering Hills Drive, Nashville, TN 37211
(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 my hand this 5th day of January, 2016.

KYLE KEPPEN BY David Lea

HIS ATTORNEY-IN-FACT

Kyle Keppen, by David Lea
His Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared David Lea, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of Kyle Keppen, acting as that person's agent and attorney in fact, and the David Lea acknowledged that he executed the foregoing instrument as agent and attorney in fact for Kyle Keppen for the purposes therein contained.

WITNESS my hand and seal, this 5th day of January, 2016.

Hilary Mohsenzadeh

Notary Public

My Commission Expires: _____

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018