THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 16016258** BILL GARRETT, Davidson County Trans:T20160005156 DEEDWARR Recvd: 01/20/16 10:42 2 pgs Fees:13.00 Taxes:120.25 20160120-0005666	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $32,500.00. Affiant Subscribed and sworn to before me, this 15th day of January, 2016. Notary Public My Commission Expires: 02/26/17 NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Michael P. Mills 0 Thomas Ave Nashville TN 37216	Send Tax Bills To: 929 West Eastland Avenue Nashville, TN 37206	Tax Information: Tax Parcel ID No. 072-06-0-174.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brandt Gentry and wife, Suzanne Gentry, husband and wife,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael P. Mills, unmarried**, ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 45 on the Plan of Revised-And-Corrected Map of Subdivision of Casper Zopfi's Place of record in Plat Book 547, Page 22, in the Register's Office for Davidson County, Tennessee, and 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 Cater Zopfi and Annie Zopfi of record in Book 481, Page 120, in 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; thence 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 conveyed to Brandt Gentry and wife, Suzanne Gentry by Warranty deed from Carl McWhirter and wife, Mary McWhirter of record in Instrument No. 20150730-0075021 Register's Office for Davidson County, Tennessee, dated July 28, 2015 and recorded on July 30, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2016 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 547, Page 22, Register's Office for Davidson County, Tennessee.

This is improved property located at 0 Thomas Ave Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of January, 2016.

Brandt Gentry

Suzanne Gentry

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brandt Gentry and Suzanne Gentry, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of January, 2016.

Nathan L. Powers
Notary Public
My Commission Expires: 02/26/17

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY