BILL GARRETT, Davidson County
Trans:T20160007052 DEEDWARR
Recvd: 01/27/16 10:17 2 pgs
Fees:13.00 Taxes:814.00
20160127-0007774

THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY, THORNTON & BARRETT, PLC
10200 Ramsey Way
Dickson, TN 37055
LER 42169

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED TWENTY THOUSAND AND 00/100 ($220,000.00) DOLLARS, cash in hand paid by KATHY A. BENTLEY, a married woman, receipt of which is hereby acknowledged, we, JOHN M. GENTRY and wife, DIANA GENTRY, have bargained and sold, and by these presents transfer and convey unto the said KATHY A. BENTLEY, a married woman, her heirs and assigns, a certain tract or parcel of land as follows:

> Lying and being in the Eighth Civil District of Davidson County, Tennessee, and designated as Tract Nc. 3 of a survey made by John M. Sullivan, Surveyor, on September 30, 1959, and described as follows:
>
> Said Tract No. 3 begins at a point in the center of U.S. Highway 70 North, also known as Charlotte Pike, said point being 266 feet west of the northwest corner of the property conveyed to Leo Patterson et ux by deed of record in Book 1274, Page 273, in the Register's Office of Davidson County, Tennessee; thence in a westerly direction along the center line of said Highway 70 North 134 feet to a point; thence North 4 degrees 48 minutes East 523.2 feet to a point; thence South 84 degrees 30 minutes East 127.2 feet to a point; thence South 479.8 feet to the point of beginning.
>
> Being the same property conveyed to John M. Gentry and wife, Diana Gentry by deed from Macario LaCap and wife, Remedios LaCap, dated July 14, 1999 and of record in Book 11574, Page 321, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to the right-of-way of US Highway 70 North (also known as Charlotte Pike).

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said KATHY A. BENTLEY, a married woman, her heirs and assigns, forever. And we do covenant with the said KATHY A. BENTLEY, a married woman, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered except for 2016 Davidson County property taxes which have been prorated and will be paid by Grantees. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said KATHY A. BENTLEY, a married woman, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS, on this 25th day of January, 2016.

JOHN M. GENTRY

DIANA GENTRY

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, JOHN M. GENTRY and wife, DIANA GENTRY, with whom I am personally acquainted or who were proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 25th day of January, 2016.

NOTARY PUBLIC

My Commission Expires: 2/27/16

REBECCA D. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY My Commission Expires 02-27-2016

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $220,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 26th day of January, 2016.

NOTARY PUBLIC

My Commission Expires: 10/23/19

ELIZABETH COLLINS STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY My Commission Expires 10-23-2019

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Tax Map 114

Parcel No. 70.00

~~ADDRESS OF NEW OWNERS AND~~
SEND TAX BILLS TO:
~~Ms. KATHY A. BENTLEY~~
Ameriserve Mortgage Corporation
3525 Piedmont Rd. NE
8 Piedmont Center
Ste 600
Atlanta, GA 30305

Address of New Owner:
Kathy A. Bentley
7670 Charlotte Pike
Nashville, TN 37209