BILL GARRETT, Davidson County
Trans:T20160049254 DEEDWARR
Recvd: 06/10/16 09:53 2 pgs
Fees:13.00 Taxes:1387.50

20160610-0058863

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF _____) The actual consideration or value, whichever is greater, for this transfer is $375,000.00. _____ Affiant Subscribed and sworn to before me, this 8th day of June, 2016. _____ Notary Public My Commission Expires: 9-10-2018

Address New Owner As Follows: Travis Keith Gravette 5708 Cloverland Place Brentwood, TN 37027	Send Tax Bills To: Mortgage Investors Group 8320 East Walker Springs Lane, Suite 200 Knoxville, TN 37923	Map-Parcel Number: 17107002400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **TIMOTHY LYNN GENTRY AND WIFE, SANDRA C. GENTRY**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **TRAVIS KEITH GRAVETTE AND MARY GRAVETTE, HUSBAND AND WIFE**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Cloverland Acres, Section 2, of record in Book 4460, page 114, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Timothy Lynn Gentry and wife, Sandra C. Gentry, by deed from Sue D. Darling and husband, Danny Eugene Darling, of record in Book 8878, page 140, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2016 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 4460, page 114, Register's Office for Davidson County, Tennessee.

This is improved property known as: **5708 Cloverland Place, Brentwood, TN 37027.**

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 Grantors covenant with the said Grantees that they 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 further covenant and bind themselves, their heirs and assigns, 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 person whomsoever.

WITNESS my hand this 8th day of June, 2016.

Timothy Lynn Gentry

Timothy Lynn Gentry

Sandra C. Gentry

Sandra C. Gentry

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Timothy Lynn Gentry and Sandra C. Gentry, the within named bargainor, 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 8th day of June, 2016

(Seal)



Notary Public

My Commission Expires: _____