Davidson County	DEEDWARR
Recvd: 09/28/16 10:52	5 pgs
Fees:27.00 Taxes:0.00	
20160928-0102169	

Commitment Number: 16333840

After Recording, Send To:

Boston National Title LLC
Recording / Policy Dept
129 W Trade St., 9th Floor
Charlotte NC 28202

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
William T. Gentry and **Rachel C. Gentry**, 601 Old Hickory Blvd Unit 78, Brentwood, TN 37027

Exempt pursuant to code 67-4-409(a)(3)(ii)

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
171030B27400CO

GENERAL WARRANTY DEED

William T. Gentry and **Rachel C. Sims nka Rachel C. Gentry**, husband and wife, hereinafter grantors, whose tax-mailing address is **601 Old Hickory Blvd Unit 78, Brentwood, TN 37027**, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grant, with general warranty covenants to **William T. Gentry** and **Rachel C. Gentry**, husband and wife, as joint tenants with right of survivorship, hereinafter grantees, whose tax mailing address is **601 Old Hickory Blvd Unit 78, Brentwood, TN 37027**, the following real property:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: Unit No. 36 on the plan of Phase Two, Section Seven Townhomes of Fredericksburg, a Horizontal Property Regimes, as of record in Book 9700, Page 957, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description.

Tax ID# 171030B27400CO
Being that parcel of land conveyed to William T. Gentry and Rachel C. Sims, as joint tenants with rights of survivorship from John Calvin Purvis Jr. and wife, Barbara Purvis by that deed dated 5/9/2014 and recorded 6/2/2014 in deed Instrument No. 20140602-

0047004, of the Davidson County, TN public registry.
Property Address is: 601 Old Hickory Blvd Unit 78, Brentwood, TN 37027

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at 20140602-004700 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 171030B27400CO

Executed by the undersigned on 14th of September, 2016:

William T. Gentry

William T. Gentry

Rachel C. Sims NKA Rachel C. Gentry

Rachel C. Sims nka Rachel C. Gentry

STATE OF TN
COUNTY OF Williamson

The foregoing instrument was acknowledged before me on Sept. 14, 2016 by **William T. Gentry** and **Rachel C. Sims nka Rachel C. Gentry** who are personally known to me or have produced Drivers Licenses as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Dotty Harper
Notary Public

DOTTY HARPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 08-17-2019

Maximum Principal Indebtedness for Tennessee Recording Tax Purposes is: $0.00
Exemption Code: 67-4-409(a)(3)(ii)

OATH OF CONSIDERATION:

I, hereby swear or affirm that, to the best of the Affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $0.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant: _____

SUBSCRIBED AND SWORN to before me this 27th day of September, 2016

Carol S Pearsall
Notary Public
Mecklenburg County
North Carolina
My Commission Expires 9/18/2017

_____

Notary Public

My Commission Expires: 9-18-17

Name and Address of Owner and Mail Tax Bills to:
William T Gentry and Rachel C Gentry
601 Old Hickory Blvd, Unit 78, Brentwood, TN 37027

True Copy Certification

I, Amy Carlson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of North Carolina

County of Mecklenburg

Personally appeared before me, Natalie T. Fisher, a notary public for this county and state, Amy Carlson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: March 20, 2019

Notary' Seal (if on paper)

NATALIE T. FISHER
NOTARY
MY
COMMISSION EXPIRES
3/20/2019
PUBLIC
MECKLENBURG COUNTY, NC