WARRANTY DEED

TRUDY STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

State of TENNESSEE
County of MONTGOMERY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Jessie Mercurio
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of September, 2016

Trudy Stafford
Notary Public

MY COMMISSION EXPIRES: 5/13/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stafford Land Title, LLC, 540 Heritage Pointe Dr., Suite A, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Legacy Home Buyers, LLC	Legacy Home Buyers, LLC	044-15-0-314.00
(NAME)	(NAME)	
4636 Lebanon Pk, # 129	4636 Lebanon Pk, # 129	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20160086635 DEEDWARR
Recvd: 10/03/16 10:47 2 pgs
Fees:13.00 Taxes:703.00
20161003-0103877

For and in 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, **Dominique Gentry,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Legacy Home Buyers, LLC,** 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. 99, on the Plan of Village of Old Hickory, Section C, as shown on plat of record in Plat Book 1424, Page 66, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Gary F. Gentry and wife, Dominique Gentry from Michael Smith and wife Sherry Smith by Warranty Deed dated the 22nd day of August, 2007 of record in Instrument 20070926-0114610 recorded the 26th day of September, 2007, in the Register's Office for Montgomery County, Tennessee.

The real estate being conveyed is subject to all terms, matters and conditions as shown on the aforementioned plat of record and restrictive covenants of record in Volume 1424, Page 66, in the Register's Office for Montgomery County, Tennessee.

Gary Gentry died intestate on March 9, 2006. Gary Gentry and Dominique Gentry were continually married at time of acquiring the said property and remained married until the death of Gary Gentry.

unimproved ☐

This is improved ☑ property, known as 1206 Elliston, Old Hickory, TN 37138
(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/our hands this 29th day of September, 2016.

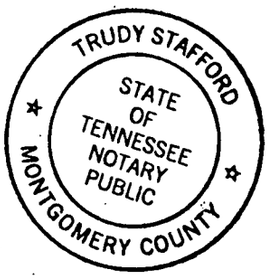
Dominique Gentry

State of TENNESSEE
County of MONTGOMERY

Personally appeared before me Dominique Gentry, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of September, 2016.

Notary Public Trudy Stafford
My Commission Expires: 5/13/19



File No.: 2016069