BILL GARRETT, Davidson County
Trans:T20160090229 DEEDWARR
Recvd: 10/13/16 09:24 2 pgs
Fees:13.00 Taxes:444.00
20161013-0108176

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Exectuive Center Dr. Suite 290
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of October, 2016

Notary Public
Commission Expires: 6-19-18

Emily Kornbau
State of Tennessee Notary Public
Summer County
My Commission Expires June 19, 2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
Mohsen Fahmy 1203 Thompson Place Nashville, TN 37217	New Owner	107-13-0-106.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Tanya Gentry Peek and Christopher Gentry, Heirs at Law of Deborah Lynn Gentry, deceased

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mohsen Fahmy

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 275 on the Map of Miro Meadows, First Addition, of record in Book 1424, Page 106, Register's Office for Davidson County, Tennessee.

Said lot fronts 100 feet on the south side of Thompson Place and runs back 160.5 feet on the easterly line and 158.4 feet on the westerly line to a dead line in the rear measuinrg 100 feet thereon.

BEING the same property conveyed to William Dale Gentry and wife, Deborah Lynn Gentry, as tenants by the entirety, by Quitclaim Deed from William Dale Gentry and wife, Deborah Lynn Gentry, Terry Wayne Westbrook and wife, Judy Gayle Westbrook, and Christopher Del Blackburn and wife, Catherine Ann Blackburn, through Frank E. Lee, trustee, dated 6/6/98 and recorded 6/8/98 in Book 10967, Page 685, Register's Office for Davidson County, Tennessee. The said Deborah Lynn Gentry having since died, intestate on February 13, 2016, being predeceased by William Dale Gentry, who died on September 7, 2008. Thereby subject property vesting in Tanya Gentry Peek and Christopher Gentry the Heirs at Law of the said Deborah Lynn Gentry, deceased.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1203 Thompson Place, Nashville, TN 37217.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 7th day of October, 2016.

Tanya Gentry Peek

Tanya Gentry Peek

Christopher Gentry

Christopher Gentry

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Tanya Gentry Peek and Christopher Gentry

with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 7th day of October, 2016.

Notary Public
My Commission Expires: 3/21/17

(Notary Seal)

