# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/10/16 13:45 3 pgs
Fees:18.00 Taxes:495.80
**20161110-0119185**

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,000.00

Jamie Alley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of November, 2016

W Corley
Notary Public

MY COMMISSION EXPIRES: 6/28/17

(AFFIX SEAL)

WILLIAM S CORLEY STATE OF TENNESSEE NOTARY PUBLIC MARSHALL COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 3725 Aspen Grove Drive, Suite 104, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Rebecca Augustine (NAME) | Same (NAME) | |
| 2328 Benay Road (ADDRESS) | (ADDRESS) | |
| Nashville (CITY) , TN (STATE) 37214 (ZIP) | (CITY) (STATE) (ZIP) | 052-13-0-B-056.00 CO |

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, We, **Farrah Gentry f/k/a Farrah B. Parrott, and Roy Gentry, III,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Rebecca Augustine, a single woman,** 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:

Being Lot No. 94 on the Plan of Units 85-95, 107 &108, Condominium Plan site Plan, Phase II-C Section 1 on the Plan of River Glen Planned Unit Development plan of record in Plat Book 7900 pages 233 and 234 amending in Plat Book 6900 pages 650 and 651 all reference of record in the Register's of Deeds Office for Davidson County, to which plan reference are hereby made for a more complete detailed description.

Being the same property conveyed to Farrah B. Parrott n/k/a Farrah Gentry by deed of record in Instrument 20050707-0078282, Register's Office for Davidson County, Tennessee.

Roy Gentry,III, spouse of said Farrah Gentry f/k/a Farrah B. Parrott joins in this conveyance to relinquish any and all rights he may have to the above described property, especially marital rights.

unimproved ☐

This is improved ☑ property, known as 2328 Benay Road, Nashville, TN 37214
(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 8th day of November, 2016.

Farrah Gentry

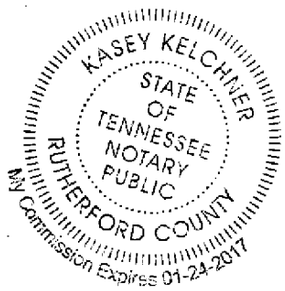
Roy Gentry, III

State of Tennessee
County of Williamson

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

WITNESS my hand and seal this 8th day of November, 2016.

Notary Public _____
My Commission Expires: _____




File No.: 11475

# True Copy Certification

I, Jamie Ivey, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Cassie Lovvorn, a notary public for this county and state, Jamie Ivey, 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: 03/03/2019

CASSIE LOVVORN
STATE
OF
TENNESSEE
NOTARY
PUBLIC
WILLIAMSON COUNTY