Davidson County DEEDWARR
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Fees:18.00 Taxes:1046.73
20161118-0121955

WARRANTY DEED

ALYSSA RAYNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE,
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $282,900.00

Ashley Reason
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17TH DAY OF NOVEMBER, 2016,

Alyssa Rayne
Notary Public

MY COMMISSION EXPIRES: 9/7/2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Zach Gentry and Mary Gentry	F&M Bank	181 10 0E 085.00
(NAME)	(NAME)	
5108 Ander Drive	50 Franklin St	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Eighty-Two Thousand Nine Hundred And No/100 Dollars ($282,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Glorisa Reason and Keith Reason, wife and husband**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Zach Gentry and Mary Gentry, husband and wife**, 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. 85 on the plan of High Point, Phase 1, Section 2, of record in Instrument No. 20110620-0047097, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jill M. Hudson by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company dated September 28, 2012 and recorded October 8, 2012 as Instrument No. 201210080091815, in said Register's Office for Davidson County, Tennessee

Further being the same property conveyed to Glorisa Reason and Keith Reason, wife and husband by Warranty Deed from Jill M. Hudson, unmarried dated March 5, 2015 and recorded March 9, 2015 as Instrument No. 201503090020078, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all matters appearing on the plan(s) of record; and (d) all matters referenced in the master deed and by-laws; and (e) all applicable government and zoning regulations.

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unimproved ☐

This is improved ☒ property, known as 5108 Ander Drive, 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 we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 our hands this 17th day of November, 2016

Glorisa Reason

Keith Reason

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Glorisa Reason and Keith Reason, wife and husband, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of November, 2016.

Notary Public

My Commission Expires:

(SEAL)

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires March 6, 2018

File Number: FRN-167107SSO

True Copy Certification

I, Alyssa Rayne, 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.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Ann Reiss

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

