THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 161210350**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $975,000.00. Affiant Subscribed and sworn to before me, this 6th day of January, 2017. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20170002609 DEEDWARR
Recvd: 01/10/17 14:22 2 pgs
Fees:13.00 Taxes:3607.50
20170110-0002945

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2017

WARRANTY DEED

Address New Owner: Clifford O. Richmond 3807 Hildale Drive Nashville, TN 37215-1904	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 09605013300

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Karen Renee Gentry Shelton and Herbert D. Gentry, Jr.** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Clifford O. Richmond, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 1, RESUBDIVISION OF HERBERT D. GENTRY LAND, as shown on plat of record in Plat Book 5210, Page 58, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Herbert D. Gentry and wife, Agnes Chandler Gentry by Deed from Inter-State Construction Company of Nashville, Tennessee, a Delaware corporation, recorded on the 6th day of September, 1955 in Deed Book 2448, Page 285.

Agnes Chandler Gentry having died May 24th, 1986 in Davidson County, TN. Her interest in said property having passed to Herbert D. Gentry as the surviving tenant by the entirety. Herbert D. Gentry having died October 30th, 1988 in Davidson County, Tennessee. Last Will and Testament of Herbert D. Gentry of record in Deed Book 165, Page 12, in the Register's Office of Davidson County, Tennessee. Last Will and Testament of Herbert D. Gentry devised subject property to Herbert D. Gentry, Jr. and Karen Renee Gentry Shelton.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF HERBERT D. GENTRY LAND, as recorded in Plat Book 5210, Page(s) 58.

Easement(s) recorded in Book 2487, Page 533 and Book 3987, Page 147.

Easement set out in Book 2448, Page 285.

Easement set out in Book 2448, Page 285.
Right of Way Deed recorded in Book 3459, Page 72.

Agreement(s) for Dedication of Easement for Sanitary Sewers and/or Storm Drainage recorded in Book 5291, Page 657 and Book 5391, Page 389.

This is improved property located at 229 DONELSON PIKE Nashville TN 37214-2942

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of January, 2017.

Karen Renee Gentry Shelton
AKA Renee G. Gill

Herbert D. Gentry, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Karen Renee Gentry Shelton AKA Renee G. Gill and Herbert D. Gentry, Jr., with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of January, 2017.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018