NEW OWNER:

Theodore Williams
10702 Ancona Lane
San Diego, CA 92131

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 16-1144

Map 071 Group 04-0 Parcel 035.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20170015926 DEEDWARR
Recvd: 02/23/17 09:39 2 pgs
Fees:13.00 Taxes:503.20
20170223-0018091

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Thirty-Six Thousand and 00/100 Dollars** (**$136,000.00**) cash in hand paid, the receipt of which is hereby acknowledged, **RONNIE FITZGERALD GENTRY, UNMARRIED,** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **THEODORE WILLIAMS, A MARRIED PERSON** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 640 on the Plan of Final Plat of Shepardwood Subdivision, Section Six of record in Plat Book 6900, Page 753, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ronnie Fitzgerald Gentry, unmarried by Warranty deed from Jack Williams Construction Company, Inc. of record in Book 8296, page 166, Register's Office for Davidson County, Tennessee, dated February 15, 1991 and recorded on February 21, 1991.

Being improved property also known as 2509 Slaydon Drive Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 15th day of **February, 2017**.

RONNIE FITZGERALD GENTRY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, RONNIE FITZGERALD GENTRY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day of **February, 2017**.

BRITTANY T. DUGAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 9-8-2020

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The actual consideration or value, whichever is greater, for this transfer is $ **136,000.00** .

AFFIANT

Sworn to and subscribed to before me this 15th day of **February, 2017**.

NOTARY PUBLIC

My commission expires: 8/31/2020

PATRICIA J PARSONS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY