Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20170043336 DEEDWARR
Recvd: 05/22/17 12:33 2 pgs
Fees:13.00 Taxes:962.00
20170522-0050584

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*

W & I Ref: (DM) Title No.: 58948
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Malinda Gentry 320 Old Hickory Blvd. #1602 Nashville, TN 37221	New Owner

TAX MAP PARCEL NUMBERS: 128120A09300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$260,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mark Merwin Drury as Executor under the Will of Jane Marie Drury,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Malinda Gentry an unmarried woman,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 93, Building 16 of Eagle Ridge at the Reserve, Section 1 Phase 1B horizontal property regime pursuant to the Tennessee Horizontal property Act, as shown on the Exhibit A to the Master Deed of record in Instrument No. 20011011-0110875 and amended in Instrument No. 20030108-0003688, Register's Office for said County to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Jane M. Drury by Warranty Deed from Christopher B. Sessums, married, dated December 4, 2009 and recorded on December 7, 2009 of record in Instrument No. 20091207-0112021, Register's Office for Davidson County, Tennessee. The said Jane M. Drury has since died. The Will of Jane Marie Drury of record in Docket No. 15P2107 in the Seventh Circuit Court for Davison County, Tennessee, Probate Division devised subject property to Mark Merwin Drury, Lynne Lisbeth Drury and James David Drury and appointed the said Mark Merwin as Executor, with full power to convey subject property.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, with Owner's Certificate, of as set out in Exhibit "A" to the Master Deed and By Laws of record in Instrument No. 20011011-0110875 and amended in Instrument No. 20030108-0003688. which Instruments reference is made for a complete description. Easement to Comcast of Nashville of record in Instrument No. 20140924-0087653, said Register's Office. The provisions of the condominium Master Deed of record in Instrument No. 20011011-0110875 and amended in Instrument No. 20030108-0003688., said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters.

This is improved property, known as 320 Old Hickory Boulevard, #1602, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 18th day of May, 2017.

Mark M. Drury Exec

Mark Merwin Drury as Executor under the Will of Jane Marie Drury

State of Tennessee

County of Davidson

On this 18th day of May, 2017, before me the undersigned authority, personally appeared Mark Merwin Drury as Executor under the Will of Jane Marie Drury, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $260,000.00.

Affiant

Sworn and subscribed before me this 18th day of May, 2017.

Notary

My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY