BILL GARRETT, Davidson County
Trans:T20170047387 DEEDWARR
Recvd: 06/05/17 10:38 2 pgs
Fees:13.00 Taxes:62.90
20170605-0055693

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $17,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF June, 2017.

Notary Public
MY COMMISSION EXPIRES: 3/20/18
File No. G17-8425D

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jerome Manning, married (NAME)	Same (NAME)	43-13-265
212 Cherry Drive (STREET ADDRESS)	1627 Rebecca Ave (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Nashville TN 37216 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Clinton Gentry, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jerome Manning, married**, 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. 35 on the plan of BLOCK "C", CRITTENDEN ESTATES, as shown by plat of record in Plat Book 974, Page 69, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 35 fronts 50 feet on the southerly side of Cherry Street and runs back between parallel lines 140 feet to a dead line.

BEING the same property conveyed to Henry H. McCormick and wife, Helen W. McCormick from James E. Ramsey, Jr. and wife, Mildred Jean Ramsey, by Deed dated August 18, 1959, in Book 2957, Page 259, in the Register's Office for Davidson County, Tennessee. The said Henry H. McCormick having since died February 10, 1981 leaving the subject property vested in Helen W. McCormick as the surviving tenant by the entirety. The said Helen W. McCormick having since died testate September 26, 2015. The Last Will and Testament of Helen McCormick being probated under Case No. 15P-1788 in the Seventh Circuit Court for Davidson County (Probate Division). Said Will devises the subject property to Clinton Gentry. Order closing estate was signed April 24, 2017. Further being the same property conveyed to Clinton Gentry, married from Clinton Gentry, Executor of Estate of Helen McCormick, deceased by Executor's Quit Claim Deed dated September 26, 2015 and as of record in Instrument No. 20170317-0026193, said Register's Office.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 1118, page 622, Book 1129, page 521 and Book 1236, page 591, Register's Office for Davidson County, Tennessee.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 974, page 69, Register's Office for Davidson County, Tennessee.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 212 Cherry Drive, Madison, TN 37115.

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. Whenever 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 hand(s) this 1st day of June, 2017.

J. Clinton Gentry
Clinton Gentry

June 01, 2017
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Clinton Gentry, married, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 1st day of June, 2017.

My Commission Expires:_____

Notary Public

O. TODD SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
COMM. EXP. 8-21-18

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066