Prepared by:
Record and Return to:
Chapman National Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20170051727 DEEDWARR
Recvd: 06/16/17 13:57 2 pgs
Fees:13.00 Taxes:893.55
20170616-0060778

	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is **$241,500.00**. KGn Affiant Subscribed and sworn to before me, this 14th day of June, 2017. Notary Public My commission expires:
(Notary Stamp)	SHIRA HUGHES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-11-2017

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Jimmy D. Gentry, II	**Jimmy D. Gentry, II**	**171-02-0A-041.00-CO**
5918 Stone Brook Dr	5918 Stone Brook Drive	
Brentwood, TN 37027	Brentwood, TN 37027	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Cobb Family LLC, a Tennessee limited liability company

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Jimmy D. Gentry, II

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 41 on the Plan of Phase 2, Brentwood Villa, a Condominium Development, of record in Plat Book 6900, page 4, as amended in Book 6900, Page 185, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Phase 2, Brentwood Villa of record in Book 6900, Page 4, amended in Book 6923, page 943, Book 7035, page 115; Book 7101, page 730, Book 7143, page 18; Book 7266, Page 84 and Book 7423, Page 574, and Appointment of Substitute Trustee of Master Deed of record in Instrument No. 20071022-0124551, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights,

and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Cobb Family LLC by Special Warranty deed from Fannie Mae a/k/a Federal National Mortgage Association of record in Instrument No. 20140616-0052164 Register's Office for Davidson County, Tennessee, dated June 06, 2014 and recorded on June 16, 2014.

This is **improved** property known as **5918 Stone Brook Dr, Brentwood, TN 37027.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 14th day of June, 2017.

Cobb Family LLC

By: Pauline T. Cobb
Pauline T. Cobb

STATE OF TENNESSEE
COUNTY OF Madison

Personally appeared before me, a Notary Public of said County and State, **Pauline T. Cobb,** with whom I am personally acquainted or (who proved to me her identity on the basis of satisfactory evidence), and who, upon oath acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Sole Member** of **Cobb Family, LLC** and is authorized by said limited liability company to execute this instrument on its behalf..

Witness my hand, at office, this 12th day of June, 2017.

Rachel Pettigrew
Notary Public

My Commission Expires: 9/27/18

RACHEL PETTIGREW
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY
My Commission Expires

SP 11/2015