Bill Garrett Davidson County
Batch# 140 DEEDWARR
09/11/2017 12:39:54 PM 2 pgs
Fees: $13.00 Taxes: $962.00

20170911-0092877

RETURN TO
TITLE & ESCROW, LLC
ESTMOOR ROAD
SUITE 101
LEE TN 37215

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $260,000.00.

Affiant

Subscribed and sworn to before me, this the 7th day of September, 2017.

Notary Public

My commission expires: 8-20-19
(AFFIX SEAL)

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	160-04-0-071.00
MARY HINSON AND NEAL HINSON	**NEW OWNER**	
687 Old Orchard Drive		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Denise Petrunak, a married woman,
HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mary Hinson and husband, Neal Hinson

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(s) 23, as shown on the map entitled the Plan of Brentview Hills Subdivision, of record in Book 3300, pages 43 and 44, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to HOWARD O. GENTRY AND WIFE, PATRICIA M. GENTRY, by deed from MILDRED B. BLANKS, of record in Book 3894, page 591 and rerecorded in Book 4058, page 239, dated May 24, 1965, said Register's Office. Being further conveyed to PATRICIA M. GENTRY, by Quitclaim Deed from HOWARD O. GENTRY, of record in Book 5620, page 446, dated June 24, 1980, said Register's Office. The said Patricia M. Gentry have since died intestate on or about April 29, 2004, leaving Denise G. Rabalais and John H. Gentry her only heirs at law. For further reference see Affidavit of Heirship of record in Instrument No. 20040730-0091554, said Register's Office. DENISE RABALAIS AND JOHN H. GENTRY, INDIVIDUALLY, conveyed to JOHN H. GENTRY, A 70% INTEREST AND DENISE RABALAIS, A 30% INTEREST, by Quitclaim of record in Instrument No. 20040730-0091555, dated July 9, 2004, said Register's Office. The said John H. Gentry having since died intestate on or June 26, 2016, leaving Denise Gentry Petrunak his only heir at law said property. For further reference see Affidavit of Heirship of record in Instrument No. 20160822-0087756, said Register's Office. Denise Gentry Petrunak is one and the same as Denise Petrunak.

This is not the residence of Denise Petrunak or her spouse.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as 488 Brentview Hills Drive, Nashville, TN 37220.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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.

Witness my/our hand(s) this 7th day of September, 2017.

Denise Petrunak

STATE OF TENNESSEE)
COUNTY OF Davidson)

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

Witness my hand, at office this 7th day of September, 2017.

Notary Public

My Commission Expires:

8-20-2019

