Bill Garrett Davidson County
Batch# 80860 DEEDWARR
04/13/2018 03:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20180413-0035179

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive, S-290
Brentwood, TN 37027
18-0597

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

KELSIE HOLLOWAY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES 8-16-2020

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th day of April, 2018

Notary Public
Commission Expires: 8/16/20

Address of New Owner	Send Tax Bills To:	Map & Parcel
Katharine Williams 2800 Huntleigh Drive Nashville, TN 37206	Pinnacle Bank 150 3rd Ave. South #900 Nashville, TN 37201	083-15-0-069.00

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Morris Gentry and wife, Betty M. Gentry

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Katharine A. Williams, a single woman

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. 94 on the Plan of Section One Addition One Fortland Park of record in Plat Book 2854, Page 68, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 94, which is a corner lot, fronts 101.4 feet on the Northerly margin of Huntleigh Drive and fronts 99.35 feet on the Northwesterly margin of Noonan Drive, said frontages being joined by a curve having a length of 38.21 feet, and extends back 163.5 feet on the Northeasterly line and 156.55 feet on the Westerly line to a point of intersection.

Being the same property conveyed to Morris Gentry and wife, Betty M. Gentry by Warranty Deed from Donald A. Fottrell and wife, Mariorie S. Fottrell of record in Book 6115, Page 757, Register's Office for Davidson County, Tennessee, dated August 12, 1983 and recorded on August 15, 1983.

Betty M Gentry and Betty Jean Gentry are one in the same person.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all

applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2800 Huntleigh Drive, Nashville, TN 37206.

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 so 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. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 12 day of April, 2018.

Morris Gentry by Dwain Kirby as attorney in fact
Morris Gentry by Dwain Kirby as attorney in fact

Betty M. Gentry by Dwain Kirby as attorney in fact
Betty M. Gentry by Dwain Kirby as attorney in fact

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 12 day of April 2018, before me personally appeared **Dwain Kirby,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Morris Gentry and Betty M. Gentry** and acknowledged that she executed the same as her free act and deed for the purposes herein contained by virtue of that Specific Power of Attorney recorded in Instrument Number 20180413-0034881 and 20180413-0034882, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 12 day of April 2018.

NOTARY PUBLIC
My Commission Expires: 5/8/2018

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Kelsie Holloway, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kelsie Holloway
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Hannah Kepley, a notary public for this county and state, Kelsie Holloway who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Hannah Kepley
Notary's Signature

My Commission Expires: 8-22-21
Notary' Seal (if on paper)

