Bill Garrett Davidson County
Batch# 87758 DEEDWARR
05/03/2018 10:17:30 AM 2 pgs
Fees: $13.00 Taxes: $1,076.33
20180503-0042210

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $290,900.00

Affiant

Subscribed and sworn to before me, this 1st day of April, 2018

Notary Public

My commission expires: 9.25.19

VENIKRIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Rosalyn Gentry		**058110A02200CO**
4329 Shady Dale Road	New owner	
Nashville, TN 37218	at property address	

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 ACKNOWLEDGE, WE,

Anto D. Demonbreun and wife, and Jocelyn W. Mixon Demonbreun

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rosalyn Gentry, unmarried 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. 22 on the plan of Section One. Drake's Run, of record in Plat Book 9700, page 818, Register's Office for Davidson county, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Anto D. Demonbreun and wife, and Jocelyn W. Mixon Demonbreun, by Warranty Deed from Jack Wayne Wiesner, d/b/a Wiesner Custom Homes, dated March 10, 2004, of record in Instrument No. 20040513-0055899, Register's Office for Davidson County, Tennessee.

*Jocelyn W. Mixon Demonbreun and Jocelyn W. Mixon being one and the same person

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (_____) property known as 4329 Shady Dale Road, Nashville, TN 37218.

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 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 GRANTEES, their 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.

Anto D. Demonbreun Date: 4/30/18

Jocelyn W. Mixon Date: 4/30/18

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Anto D. Demonbreun and Jocelyn W. Mixon, the within named Grantor(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, at office, this 30th day of April, 2018

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: NOV 0 8 2021

Certificate of Authenticity

I, Ashlee D Page, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Exp. 9-25-2019