Karen Y Johnson Davidson County
DEEDWARR
Batch# 136647 4 pgs
09/04/2018 01:59:03 PM
Fees: $22.00 Taxes: $0.00
20180904-0087342

THIS DOCUMENT PREPARED BY Stephanie J. Edwards Howard Mobley Hayes & Gontarek, PLLC 2319 Crestmoor Road Nashville, Tennessee 37215 (615) 627-4444	**This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(F).**

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers:
Terry F. Gentry, Trustee Barbara Ann Gentry, Trustee 521 Shenandoah Court Nashville, TN 37220	SAME	Map 145-15-A Parcel 31

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Terry F. Gentry and wife, Barbara Ann Gentry, hereinafter called the Grantors, for the purpose of transferring the Grantor's entire ownership interest in the subject real properties to a revocable trust established by Terry F. Gentry and to a revocable trust established by Barbara Ann Gentry, have bargained and sold, and by these presents does transfer and convey an undivided one-half (1/2) interest unto Terry F. Gentry, Trustee of the Terry F. Gentry Revocable Trust dated August 30, 2018, as amended from time to time, and to his successors in trust, and transfers and conveys an undivided one-half (1/2) interest unto Barbara Ann Gentry, Trustee of the Barbara Ann Gentry Revocable Trust dated August 30, 2018, as amended from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantee's successors, heirs and assigns, all of the Grantor's right, title and interest

in and to a certain tracts or parcels of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference. Section 6 of Tennessee Public Chapter 829 enacted on April 28, 2014, shall apply to this property and any proceeds of this property. Such provision treats any property conveyed by the Grantor and the Grantor's spouse to the Trustee that was previously held by them as tenants by the entirety as having the same immunity from the claims of their separate creditors as would exist if they had continued to hold the property as tenants by the entirety. (When married couple transferring joint property to revocable trusts).

A new legal description was not prepared for this transaction. The legal descriptions are the same as the previous instrument of record.

This conveyance is subject to the following:

1. Current year's State and County taxes, which have been assumed by the Grantee.

2. Any matters of record.

TO HAVE AND TO HOLD the said real property herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, the Grantee's successors, heirs and assigns, forever; and the Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said real property, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and the Grantor does further covenant and bind the Grantor, the Grantor's heirs, assigns and representatives, to warrant and forever defend the title to the said real property to the said Grantee, the Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 30th day of August, 2018.

Terry F. Gentry

Barbara Ann Gentry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Terry F. Gentry and Barbara Ann Gentry, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS our hands this 30th day of August, 2018.

Notary Public

My Commission Expires: _____

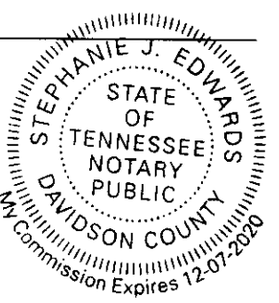


EXHIBIT A
Legal Description

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Unit No. 4A of Stratford Place Residential Condominiums as described in the Master Deed Establishing Horizontal Property Regime ·or Stratford Place Residential Condominiums, of record in Book 6472, page 47, Register's Office for Davidson County, Tennessee, being a horizontal property regime, together with all rights, interests and appurtenances thereto including but not limited to the undivided interest in the common elements thereof; as set out in the aforesaid Master Deed of record in Book 6472, page 47, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Terry F. Gentry and Barbara Ann Gentry, of record in Book 7262, page 532, by deed from STH Stratford Place Partners Register's Office for Davidson County, Tennessee.