G#31198-2 BOX #14

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**1620 Westgate Circle, Ste 150**<br>**Brentwood, TN 37027**<br><br>**CRT File No. 180817493** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $297,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 28th day of September, 2018.<br><br>Notary Public<br>My Commission Expires: 1/17/21 |

Karen Y Johnson Davidson County
Batch# 146728 **DEEDWARR**
10/01/2018 09:39:38 AM 2 pgs
Fees: $13.00 Taxes: $1,098.90

20181001-0096805

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

## WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Christopher John Ingham and<br>Rachel Elizabeth Suppe<br>613 Whispering Hills Drive<br>Nashville TN 37211 | Send Tax Bills To:<br>Century Lending Company<br>9932 Corporate Campus Dr, Ste 1200<br>Louisville, KY 40223 | Tax Information:<br>Tax Parcel ID No.<br>147-11-0-003.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Victoria B. Gentry and Jesse L. Gentry, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Christopher John Ingham and Rachel Elizabeth Suppe, husband and wife,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Section One, Parkview Estates of record in Plat Book 3300, Page 87, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Victoria B. Gentry and Jesse L. Gentry, wife and husband by Warranty deed from Kyle Keppen, an unmarried man of record in Instrument No. 20160107-0001543 Register's Office for Davidson County, Tennessee, dated January 05, 2016 and recorded on January 07, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2018, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 3300, Page 87, Register's Office for Davidson County, Tennessee.

Easement of record in Book 3465, Page 623, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 613 Whispering Hills Drive Nashville TN 37211

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantors have executed this instrument on this 27th day of September, 2018.

Victoria B. Gentry

Jesse L. Gentry

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Victoria B. Gentry and Jesse L. Gentry, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of September, 2018.

Notary Public
My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 13, 2022