Name and Address of New Owner:
Travis Dillard
1225 N Graycroft
Madison, TN 37115

Send Tax Bills To:
SAME AS OWNER

This Instrument Prepared By:
Hyde Park Title & Escrow LLC
330 Robert Rose Drive
Murfreesboro, TN 37129

Karen Johnson Davidson County
Batch# 198719 DEEDWARR
02/25/2019 11:35:30 AM 3 pgs
Fees: $18.00 Taxes: $222.00
20190225-0016857

Map & Parcel No: 069-03-0-002

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 legal sufficiency of which are hereby irrevocably acknowledged, **Tommy Gentry and Jan Gentry, a married couple**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Travis Dillard,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Property located in Davidson County, Tennessee, being Lots 42 of Block DD on the Revised Map of Fairview Subdivision, of record in Book 1130, Page 54, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Tommy Gentry and Jan Gentry, husband and wife, by Warranty Deed from The Oldham Corporation, dated December 4, 2015, of record in Instrument Number 20151207-0123110, Register's Office for Davidson County, Tennessee.

IMPROVED PROPERTY KNOWN AS: 4016 FAIRVIEW DRIVE, NASHVILLE, TN 37218

Subject to 2019 Davidson County Property Taxes and all matters as shown on the plan of record in Plat Book 1130, Page 54, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 22nd day of February, 2019.

Tommy Gentry (SEAL)

Jan Gentry (SEAL)

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 22nd day of February, 2019, before me personally appeared Tommy Gentry and Jan Gentry, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 22nd day of February, 2019.

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Signature
My commission expires: 5-3-2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $60,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Sworn to and subscribed before me this
22nd day of February, 2019.

Notary Public
My commission expires: 5-3-2021
File No. 2019-49

ELECTRONIC CERTIFICATION PAGE

I, Andrew Mitchell, 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 TN
County of Rutherford

Personally appeared before me, Nicholas Howell, a notary public for this county and state, Andrew Mitchell, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-17-19

