Karen Johnson Davidson County
Batch# 251386 DEEDWARR
07/02/2019 09:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,013.80
20190702-0064287

WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 445157

TONJA BARRON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $274,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 10/31/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joe U. Gentry, Jr.	NEW OWNER	117030H32600CO
(NAME)	(NAME)	
2203 Soho Bay Ct		
(ADDRESS)	(ADDRESS)	
Tampa, FL 33606		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Matthew V. Poteete, unmarried, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto Joe U. Gentry, Jr., an unmarried man, hereinafter called the GRANTEE(S), and/or his 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 Unit No. 326 and Garage G71 on the Plan of The Enclave at Hillsboro Village Condominiums, as established under Master Deed of record in Instrument 20051005-0119789 as amended in Instrument 20060210-0016562 in the Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Matthew V. Poteete by Warranty Deed from Alyson M. Stevens, Alyson, married, f/k/a Alyson M. Mencio, dated December 31, 2015 and recorded as January 04, 2016, of record in Instrument No. 20160104-0000316, Register's Office for Davidson County, Tennessee

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2019 and subsequent years, a lien not yet due and payable.

Covenants, conditions, easements and restrictions recorded in Instrument No. 200510050119789, Amendment recorded as Instrument No. 200602100016562 and Instrument No. 200609190116052, Register's Office for Davidson County, Tennessee.

Ingress Easement contained in Warranty Deed of record in Book 4471, Page 856, of record in Book 4671, Page 512 and of record in Book 4749, Page 468, Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement recorded as Instrument No. 20040312-0028775 and Instrument No. 20060406-0039476, Register's Office for Davidson County, Tennessee.

Charter of record in Instrument No. 20050926-0115605, as re-recorded of record in Instrument No. 20050928-0116816, in the Register's Office for Davidson County, Tennessee.

Quitclaim deed to Hillsboro Village Condominium Association, Inc., of record in Instrument No. 20070919-0111937, as corrected by Scrivener's Affidavit recorded of record in Instrument No. 20071002-0117298, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2600 Hillsboro Pike, Unit 326, Nashville, TN 37212

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 21 day of June, 2019.

Matthew V. Poteete

Matthew V. Poteete by: Linda Poteete Attorney-in-fact

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Linda Poteete, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who proved herself to be the attorney-in-fact of Matthew V. Poteete and who being authorized to do so acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 21st day of June, 2019.

Notary Public:
My Commission Expires: 8/15/24

Donald R. Bartlett Jr. Notary Public State of Tennessee Williamson County

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

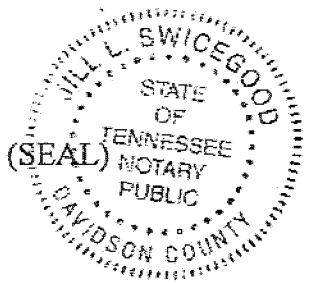
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: July 9, 2022

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