Karen Johnson Davidson County
Batch# 422968 DEEDWARR
06/22/2020 12:19:30 PM 3 pgs
Fees: $18.00 Taxes: $5,087.50
20200622-0066652

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JUNE, 2020.

Briana Gage
Notary Public

MY COMMISSION EXPIRES: 1/8/24
(AFFIX SEAL)

BRIANA GAGE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-08-2024

G-TAG-20-4957

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James Lewis Gentry, III and Kristin Monnig Gentry	First Horizon Bank	
(NAME)	(NAME)	**146-05-0-020.00**
4957 Tyne Ridge Court	12195 ~~Fort~~ Metro Parkway	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Fort Myers, FL 33966	
(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 consideration, the receipt of which is hereby acknowledged, **ROBERT HARVEY PAINE AND ELIZABETH BOWDEN PAINE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES LEWIS GENTRY, III AND KRISTIN MONNIG GENTRY, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 38 on the Plan of Resubdivision of Lot 38, Treemont, of record in Instrument No. 200005310053943, 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 Robert Harvey Paine and Elizabeth Bowden Paine, husband and wife and as tenants by the entirety by Warranty Deed from Steven J. Serra, an unmarried man and Julie G. Serra, an unmarried person, of record in Instrument No. 20180620-0059461, Register's Office for Davidson County, Tennessee, dated June 15, 2018 and recorded on June 20, 2018.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Instrument No. 200005310053943, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page(s) 895, 896 and 897, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6833, Page 594, as amended in Book 6833, Page 601, Book 8259, Page 498, Instrument No. 20051202-0145241, Instrument No. 20061207-0151539 and Instrument No. 20100212-0011250, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 6833, Page(s) 604, 620, 637 & 653, Instrument No. 20061207-0151540 and Instrument No. 20121025-0097770, Register's Office for Davidson County, Tennessee.
- HOA Charter of record in Book 6833, Page 617, Book 6840, Page 509 and Instrument No. 20061207-0151538, Register's Office for Davidson County, Tennessee.
- Easement for a Bridle Path reserved in Deed of record in Book 1066, Page 274, Register's Office for Davidson County, Tennessee.
- Easement Agreement for Private Drive of record in Book 6833, Page 633, Register's Office for Davidson County, Tennessee.
- Deed of Conveyance for Sanitary Sewer to the Metropolitan Government of record in Book 10800, Page 914, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4957 Tyne Ridge Court, Nashville, Tennessee 37220**.

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), their heirs and 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), 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.

Witness my/our hand(s) this the 15th DAY OF JUNE, 2020.

Robert Harvey Paine by Attorney in Fact

Robert Harvey Paine by Margaret Means,
Attorney in Fact

Elizabeth Bowden Paine by Attorney in Fact

Elizabeth Bowden Paine by Margaret Means,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Means, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of ROBERT HARVEY PAINE AND ELIZABETH BOWDEN PAINE, and who acknowledged he/she/they executed the same as the free act and deed of the said ROBERT HARVEY PAINE AND ELIZABETH BOWDEN PAINE.

Witness my hand and official seal, this the 15th of June, 2020.

Briana Gage

Notary Public
My Commission Expires: 1/6/24
(SEAL)

BRIANA GAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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.

D. Shayne Adair

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named D. Shayne Adair, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes herein contained.

April D. Wideman, Notary Public
My commission expires: 3/13/2023

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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