THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200930655** Karen Johnson Davidson County Batch# 508752 DEEDWARR 11/04/2020 11:00:08 AM 2 pgs Fees: $13.00 Taxes: $1,080.40 20201104-0129139	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $292,000.00. Affiant Subscribed and sworn to before me, this 30th day of October, 2020. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Drew A Curtis and Alyssa A Curtis 221 Willow Lane Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 148 05 0 067.00

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, **James B. Gentry and Leslie I. Gentry, husband and wife and Hannah M. Gentry, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Drew A Curtis and Alyssa A Curtis, husband and wife**, ("Grantees"), its 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. 38 on the Plan of Hillbrook, Section 2 of record in Plat Book 3300, Page 12, 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 James B. Gentry and Leslie I. Gentry, husband and wife, and Hannah M. Gentry, unmarried, as joint tenants with right of survivorship by Warranty Deed from Douglas C. York, Trustee of the Douglas C. York Living Trust, established by the Revocable Trust Agreement of Douglas C. York dated April 7, 2011, of record in Instrument No. 20180529-0050982, in the Register's Office of Davidson County, Tennessee, dated May 24, 2018 and recorded on May 29, 2018.

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.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hillbrook Section 2, as recorded in Plat Book 3300, Page(s) 12.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3277, Page 482 and amended in Book 3286, Page 375.

This is improved property located at 221 Willow Lane 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, Grantor has executed this instrument on this 30th day of October, 2020.

James B. Gentry

Leslie I. Gentry

Hannah M. Gentry

STATE OF Missouri)
COUNTY OF St. Louis)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James B. Gentry and Leslie I. Gentry, and Hannah M. Gentry, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of October, 2020.

Notary Public

My Commission Expires: _____

ANDREW B. LEONARD
Notary Public, Notary Seal
State of Missouri
St. Louis County
Commission # 15507899
My Commission Expires 02-27-2023