WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110012353 DEEDWARR
Recvd: 03/01/11 14:21 2 pgs
Fees:13.00 Taxes:222.00

20110301-0016494

R-BV-11-3104

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF February 2011.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

CHARLES SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires JULY 3, 2012

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

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larissa Lentile	Larissa Lentile (NAME)	
3104 Wingate Avenue (ADDRESS)	30 Burton Hills Blvd. #175 (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Nashville TN 37215 (CITY) (STATE) (ZIP)	11914034300

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we DOROTHY WATSON REED AND SHIRLEY WATSON VICTORY AND ROBERT HOWARD WATSON AND DONNA WATSON MILLER AND JOHN ROBERT WATSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LARISSA LENTILE , UNMARRIED, hereinafter called the Grantee(s), their heirs 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. 77 ON THE PLAN OF AIRDRIE SUBDIVISION "C", OF RECORD IN PLAT BOOK 547, PAGE 160, REGISTER'S OFFICE FOR SAID COUNTY, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION

BEING THE SAME PROPERTY CONVEYED TO ROBERT H. WATSON AND WIFE, ALINE WATSON BY DEED FROM WILLIAM D. HOWELL AND WIFE, MILDRED B. HOWELL, DATED 01/08/1971 AND FILED FOR RECORD ON 01/08/1971 IN BOOK 4472, PAGE 469, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID ROBERT H. WATSON HAVING PREDECEASED ALINE WATSON. ALINE WATSON HAVING SINCE DIED AND BEQUEATHED SAID PROPERTY TO DOROTHY WATSON REED, SHIRLEY WATSON VICTORY, ROBERT HOWARD WATSON, DONNA WATSON MILLER AND JOHN ROBERT WATSON BY LAST WILL AND TESTAMENT OF RECORD IN #11P-136, PROBATE OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PROPERTY IS NOT THE PRIMARY MARITAL RESIDENCE FOR THE WITHIN NAMED GRANTOR(S).

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS OF RECORD, INCLUDING THOSE LISTED IN PLAT BOOK 547, PAGE 160 AND BOOK 928, PAGE 752, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 3104 WINGATE AVE, NASHVILLE, Tennessee 37211-2528
(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), 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 25th day of February, 2011.

Dorothy Watson Reed

Shirley Watson Victory

Robert Howard Watson

Donna Watson Miller

John Robert Watson

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dorothy Watson Reed, Shirley Watson Victory, Robert Howard Watson, Donna Watson Miller, and John Robert Watson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25 day of February, 2011.

Notary Public

My Commission Expires:

(SEAL)

RETURN TO:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903