Bk 29

STATE OF TENNESSEE 18059
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF September, 2011.

Notary Public Ollie Mai Parsley
MY COMMISSION EXPIRES: 11/ 5/2014

OLLIE MAI PARSLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires Nov. 5, 2014

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214-3113

NAME	ADDRESS
Address New Owner(s) as Follows: James Maskasky	Send Tax Bills To: NEW OWNER
(Name) 3832 Anderson Road	(Name)
(Street Address or Route Number) Nashville, TN 37217	(Street Address)
(City) (State) (Zip)	(City) (State) (Zip)

BILL GARRETT, Davidson County
Trans:T20110061048 DEEDWARR
Recvd: 09/30/11 15:27 2 pgs
Fees:13.00 Taxes:518.00
20110930-0076045

Map-Parcel Number(s): 13603000500

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, Lani L. Vincent (aka Lani Vincent) and husband, Darl Enga HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Maskasky and wife, Elizabeth Maskasky HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Lot No. 116 on the Plan of Priest Lake Park, Section 2, of record in Book 4175, pages 56, 57 and 58, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a complete legal description of said lot.

BEING the same property conveyed to Lani Vincent by deed from Bank of America, N.A., filed of record in Instrument No. 20031121-0169987, Register's Office for Davidson County, Tennessee, and by Scrivener's Affidavit filed in Instrument No. 20110930 0076042 said Register's Office.
THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved property known as 3832 Anderson Road, Nashville, TN 37217.

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, their heirs and assigns, forever; and we do covenant with the said GRANTEE 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, 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 his/her/their hand(s) this 28th day of September, 2011.

Seller

Lani L. Vincent by Janet Hannon, atty. in fact
Lani L. Vincent (aka Lani Vincent)

Darl Enga by Janet Hannon, atty in fact
Darl Enga

18059

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of September, 2011, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Janet Flanagan**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Lani L. Vincent and Darl Enga** and acknowledged that she executed the same as the free act and deed of said **Lani L. Vincent and Darl Enga**, and for the purposes therein contained.

Witness my hand and official seal.

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires Nov. 5, 2014

Notary Public