RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

File No.1106110001

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110074963 DEEDWARR
Recvd: 11/29/11 11:06 2 pgs
Fees:13.00 Taxes:1043.40
20111129-0092640

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $282,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF NOVEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES: 3-9-13

(AFFIX SEAL)

EVA J. BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Greenvue Title & Escrow, LLC
2207 Crestmoor Rd., Ste 101
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Allen D. Lentz, Trustee	Allen D. Lentz, Trustee	132-01-0-051.00
(NAME) 4017 Albert Drive	(NAME) 895 Thompson Ave.	
(ADDRESS) Nashville, TN 37204	(ADDRESS) Nashville, TN 37204	
(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, We, **Peter Hedera and wife, Patricia Uherova** , hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto, **Allen D. Lentz, Trustee, with full power to grant, bargain, mortgage and convey without the joinder of any beneficiary,** hereinafter called the grantee(s), his successors and or 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 Lot 154, as shown on the map entitled Plan of Rolling Meadows Subdivision, of record in Book 1424, pages 98 and 99, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Peter Hedera and wife, Patricia Uherova, by deed from Jeffrey S. Price and wife, Kristin M. Lavender Price (FKA Kristin M. Lavender, unmarried), of record in Instrument No. 20020618-0073607, dated June 4, 2002, 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.

This is improved ☒ property, known as 4017 Albert Drive, Nashville, TN 37204
(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), and we do covenant with the said GRANTEE(S) his successors and or assigns, 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 successors and or 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 hands this 16th day of November, 2011.

Peter Hedera

Patricia Uherova

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 16th day of November , 2011, before me, personally appeared Peter Hedera and Patricia Uherova, to me known to be the person (or persons) described in and who executed the foregoing instrument and who acknowledged that such person (or persons) executed the same as such person (or persons) free act and deed .

Commission expires: 12-21-14

JENNY AVERHOFF STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public

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