BILL GARRETT, Davidson County
Trans:T20110078003 DEEDWARR
Recvd: 12/09/11 12:38 2 pgs
Fees:13.00 Taxes:462.50
20111209-0096199

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 51081
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Thomas J. Lenartz 1125 Inglewood Drive Nashville, Tennessee 37216	Wells Fargo Bank, N.A. 101 North Phillips Ave. Siouz Falls, SD 57104

TAX MAP-PARCEL NUMBERS: 06103016800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$125,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Reba Jarrell Bowers, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Thomas J. Lenartz** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of Inglewood Heights Subdivision of the A. J. Coleman Property of record in Book 1424, page 85, Register's Office for said County.

Said Lot No. 48 fronts 60 feet on the northerly margin of Inglewood Drive and extends back 170 feet on the westerly line and 170.1 feet on the easterly line to a dead line in the rear, measuring 55 feet thereon.

Being the same property conveyed to Maurice E. Bowers, Jr. and wife, Reba Jarrell Bowers, by Warranty Deed from George B. White and wife, Marie Wilson White, dated December 31, 1953 and recorded on January 11, 1954, of record in Book 2244, page 597, Register's Office for Davidson County, Tennessee. The said Maurice E. Bowers, Jr. has since died on October 30, 1980.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2012, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1424 Page 85, said Register's Office, which Plan shows a 40foot minimum building setback line from Inglewood Drive and a 10 foot easement for public utility purposes along the rear line.

This is improved property, known as: 1125 Inglewood Drive, Nashville, Tennessee 37216

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of November, 2011.

Reba Jarrell Bowers

Reba Jarrell Bowers

State of TENNESSEE
County of DAVIDSON

On this 30th day of November, 2011 , before me the undersigned authority, personally appeared Reba Jarrell Bowers , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES: March 3, 2015

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $125,000.00

Affiant

Sworn and subscribed before me this the 30th day of November, 2011

My Commission Expires: 01/07/2013 AMANDA VAUGHN State of Tennessee Notary Public DAVIDSON COUNTY

Notary Public