Prepared by:
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Attorney at Law
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Franklin, TN 37064
615-794-5644

BILL GARRETT, Davidson County
Trans:T20130047701 DEEDWARR
Recvd: 06/07/13 11:09 2 pgs
Fees:13.00 Taxes:1526.25

20130607-0058087

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $412,500.00

Affiant

Subscribed and sworn to before me, this 30th day of May 2013.

Notary Public
My commission expires:

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-23-2016

Address of New Owner:	Send Tax Bills to:	Tax Information
Robert Lentz 920 Boscobel Street Nashville TN 37206	New Owner	08216035400

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Edward L. Bartholomew and Natalie M. Caprano, married hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Robert Lentz and wife Linda Lentz hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 2 of Map of R.D. Goodletts Trustee Subdivision of 220.0 feet southside of Boscobel Street Subdivision as shown on plat of record in Plat Book 57 Page 115 Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Edward L. Bartholomew and Natalie M. Caprano by Quitclaim deed from Natalie M. Caprano of record in Instrument No. 20080610-0059824 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2013 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of R.D. Goodletts Trustee Subdivision of 220.0 feet southside of Boscobel Street Subdivision as shown on plat of record in Plat Book 57 Page 115 Register's Office for Davidson County, Tennessee

This property is improved property known as 920 Boscobel Street, Nashville, Tennessee 37206

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 30th day of May, 2013.

Edward L. Bartholomew, by Brian Merrill
His Attorney-in-fact

Natalie M. Caprano, by Brian Merrill
Her Attorney-in-fact

Roman Caprano, who joins in this conveyance for the sole purpose
Of conveying any marital interest that he may have, by Brian Merrill
His Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of May, 2013 before me personally appeared Brian Merrill to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Edward L. Bartholomew and Natalie M. Caprano and Roman Caprano acknowledged that such person executed the same as the free act and deed of Edward L. Bartholomew and Natalie M. Caprano and Roman Caprano.

Notary Public

My Commission expires January 11, 2016



FILE NO: 07680

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122