THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20130076683 DEEDWARR
Recvd: 09/05/13 08:43 2 pgs
Fees:13.00 Taxes:207.20
20130905-0093462

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 56,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF AUGUST, 2013.

Notary Public

MY COMMISSION EXPIRES: 1-11-17

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larissa Lentile		13301019700
c/o Keller Williams Realty 30 Burton Hills Blvd #400	SAME	
Nashville TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Sharon J. Trevathan, individually and Sharon Jean Trevathan, First Successor Trustee of The Jeannette M. Kelly Revocable Living Trust Agreement dated October 16, 2000**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Larissa Lentile**

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 the southerly 50 feet of Lot Nos. 151, 153 and 155 on the map of Sunrise Heights Second Addition, as of record in Book 421, page 46, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Jeannette M. Kelly and Sharon J. Trevathan, as joint tenants with right of survivorship by deed from Johnie Elaine Williams Alexander and Etta Louise Williams of record in Book 11434, page 906; and the interest of Jeannette M. Kelly further conveyed to The Jeannette M. Kelly Revocable Living Trust by deed from Jeannette M. Kelly of record in Instrument No. 20001121-0115143, Register's Office for Davidson County, Tennessee. The said Jeannette M. Kelly having since died 4/22/2012 and Sharon Jean Trevathan appointed First Successor Trustee of the Trust pursuant to the Memorandum of Trust recorded in Instrument No. 20001121-0115142, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **3303 Saindon Street, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this the 30th day of August, 2013.

Sharon J. Trevathan

Sharon Jean Trevathan, First Successor Trustee of
The Jeannette M. Kelly Revocable Living Trust Agreement

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sharon J. Trevathan, individually and as Trustee** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors,, and who acknowledged that she/they executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 30th day of August, 2013.

My Commission expires: 10-18-16

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY