WARRANTY DEED

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

R-VRES-14-1900-M4

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-11-2017

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Allen Davidson Lentz	new owner	
(NAME)	(NAME)	**117-15-0A-144.00**
1900 Richard Jones Road #M4		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **SHELLEY C. WALKER (FKA SHELLEY W. QUICK), UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ALLEN DAVIDSON LENTZ, AN UNMARRIED MAN,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. M-4 on the Plan of Green Hills Terrace of record in Plat Book 5200, Page 64, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Shelley W. Quick and husband, Ashley Quick by deed from John R. Reavis, Jr. and Charlotte F. Reavis, husband and wife of record in Instrument No. 20070604-0065526 Register's Office for Davidson County, Tennessee, dated May 29, 2007 and recorded on June 4, 2007.

Being the same property conveyed to Shelley W. Quick by deed from Ashley W. Quick of record in Instrument No. 20130325-0028899 Register's Office for Davidson County, Tennessee, dated March 19, 2013 and recorded on March 25, 2013.

Shelley W. Quick and Shelley C. Walker are one and the same person.

This conveyance is subject to:
- Taxes for the year 2014 have been prorated and assumed by Grantee herein.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 64, Register's Office for Davidson County, Tennessee.
- The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property regime of Green Hills Terrace, and recorded in Book 5304, page 702; amended in Book 7841, page 557, Register's Office for Davidson County, Tennessee.
- By-Laws of Green Hills Terrace of record in Book 9830, page 181, Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20110930-0075704, in the Register's Office for DavidsonCounty, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

BILL GARRETT, Davidson County
Trans:T20140044011 DEEDWARR
Recvd: 06/20/14 15:16 2 pgs
Fees:13.00 Taxes:666.00

20140620-0054228

This is **improved** property known as: **1900 Richard Jones Road #M4, Nashville, Tennessee 37215**.

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; and we do covenant with the said GRANTEE(S) 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), 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/our hand(s) this the 18th DAY OF JUNE, 2014.

Shelley C. Walker by John Gleaves as
Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, 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 SHELLEY C. WALKER, and who acknowledged he/she/they executed the same as the free act and deed of the said SHELLEY C. WALKER.

Witness my hand and official seal, this the 18th of June, 2014.

Notary Public
My Commission Expires: January 9, 2016
(SEAL)