File 26226-8 return to: John T. Cook, P.C. Box 14

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$77,500.00.** Affiant Subscribed and sworn to before me, this the 18 day of July, 2014. Notary Public My commission expires: 2/13/17 (AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows: **Larissa Lentile**	Send Tax Bills To: Larissa Lentile	Map-Parcel Numbers **Map 119-13-0 Parcel 284-00**
312 Tanksley Avenue	8497 Lewis Rd	
Nashville, TN 37211	Nashville, TN 37221	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Sally M. Jones, a widow

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

Larissa Lentile, unmarried

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:

LAND in Davidson County, Tennessee, being the westerly half of Lot No. 25, on the Plan of Rosa V. Tanksley's Subdivision, as of record in Book 547, Page 56, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 25 fronts 50 feet on the northerly side of Tanksley Avenue and runs back between parallel lines 153 feet to an alley. Said alley (Alley No. 1896) is now closed by Metro Ordinance No. 087-20.

TOGETHER with the southern half of the former alley (former Alley No. 1896) which adjoins the northern boundary of the above described property, which alley was closed pursuant to Metropolitan Ordinance No. 087-20.

BEING the same property conveyed to Sally M. Jones, by Deed dated August 6, 1998 from Daniel F. Wilkins, married (joined by wife, Betty S. Wilkins), of record in Book 11056, Page 923, Register's Office for Davidson County, Tennessee.

THIS instrument is being executed on behalf of Sally M. Jones, pursuant to a Power of Attorney executed by same on the 20 day of June, 2014, of record in Instrument No. 20140730-0067696, Register's Office for Davidson County, Tennessee.

CONVEYANCE of the above described parcel of land is subject to the following: The Plan of record in Book 547, Page 56, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

This is improved (____) Unimproved (____) property, known as **312 Tanksley Avenue, Nashville, TN 37211.**

BILL GARRETT, Davidson County
Trans:T20140055064 DEEDWARR
Recvd: 07/30/14 08:56 2 pgs
Fees:13.00 Taxes:286.75
20140730-0067697

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 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 my/our hand(s) this 22 day of **July, 2014.**

Sally M Jones by Joyce Krech Attorney-in-fact.

Sally M. Jones by Joyce Krech, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 22 day of July, 2014, before me personally appeared, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Joyce Krech**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for **Sally M. Jones** and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Sally M. Jones**, for the purpose therein contained, by signing the name of **Sally M. Jones,** by herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 22 day of **July, 2014.**

Diana M. Aubin

Notary Public

My Commission Expires: 11-15-15

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.