WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is $105,000.00. Affiant Subscribed and sworn to before me, this the 23 day of December, 2014. Notary Public My commission expires: 5-8-18 (AFFIX SEAL)

ANNA MOSLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2018

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:	Send Tax Bills To:	Map-Parcel Numbers
Larissa Lentile	Owner	Map 119-13-0 Parcel 283-00
30 Burton Hills Blvd. Suite 400		
Nashville, TN 37215		

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,

Betty S. Wilkins, unmarried, individually, and Betty S. Wilkins as Trustee of The Daniel F. Wilkins and Betty S. Wilkins Revocable Living Trust U/A/D November 9, 2000, collectively as to an undivided 50% interest, and Sally W. Jones, unmarried, as to an undivided 50% interest

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:

Land in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 25 and the westerly 50 feet of Lot No. 26, on the Plan of Tanksley's Subdivision, of record in Book 547, Page 56, Register's Office for Davidson County, Tennessee.

Said parts of Lots Nos. 25 and 26 front together 100 feet on the northerly side of Tanksley Avenue and run back between parallel lines 153 feet to an alley.

Being the same property conveyed to William W. Wilkins and wife, Sammie C. Wilkins, by Deed dated August 20, 1949 from Toliver W. Lane and wife, Mary L. Lane, of record in Book 1755, Page 505, Register's Office for Davidson County, Tennessee. The said William W. Wilkins died on May 28, 1962. The said Sammie C. Wilkins (also known as Sammie M. Wilkins) died on August 12, 1987. Her last Will and Testament was not probated. The Will is recorded in Book 10271, Page 374, Register's Office for Davidson County, Tennessee. The property passed outside of probate by operation of law to her heirs at law namely Daniel F. Wilkins and Sally W. Jones, her son and daughter. The said Daniel F. Wilkins quitclaimed his one-half interest in the property to Daniel F. Wilkins and Betty S. Wilkins, Trustees of The Daniel F. Wilkins and Betty S. Wilkins Revocable Living Trust, by Quitclaim Deed of record in Instrument No. 20030707-0092918. The said Daniel F. Wilkins died January 14, 2004. The said Betty S. Wilkins, Trustee for The Daniel F. Wilkins and Betty S. Wilkins Revocable Living Trust has quitclaimed to Betty S. Wilkins, being a one-half interest, of record in Quitclaim Deed of record in Instrument No. 20100903-0070279, Register's Office for Davidson County, Tennessee.

Notwithstanding any purported termination of the Trust, the Trustee joins in this to conveyance to transfer and convey any interest in the property held by the Trustee.

The conveyance of the above described parcel of land is subject to the following: (1) 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. (2) Said alley having been closed by Ordinance No. 087-19, Register's Office for Davidson County, Tennessee. (3) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (__X__) Unimproved (____) property, known as **308 Tanksley Avenue, Nashville, TN 37211**

BILL GARRETT, Davidson County
Trans:T20140096675 DEEDWARR
Recvd: 12/29/14 09:20 2 pgs
Fees:13.00 Taxes:388.50
20141229-0118191

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 23 day of **December, 2014.**

Betty S. Wilkins

Betty S. Wilkins, individually

Betty S. Wilkins, Trustee

Betty S. Wilkins, Trustee of The Daniel F. Wilkins and Betty S. Wilkins Revocable Living Trust

Sally W. Jones aka Sally M. Jones, by Betty S. Wilkins, atty.-in-Fact

Sally W. Jones aka Sally M. Jones, by Betty S. Wilkins, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Betty S. Wilkins, individually and Betty W. Wilkins, Trustee,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23 day of **December, 2014.**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 2/13/17

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 23 day of December, 2014, before me personally appeared, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Betty S. Wilkins,** 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 W. Jones aka 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 W. Jones aka Sally M. Jones,** for the purpose therein contained, by signing the name of **Sally W. Jones aka Sally M. Jones,** by herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 23 day of **December, 2014.**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 2/13/17