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

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd day March of 2015.

Notary Public

MY COMMISSION EXPIRES: 9/14/18
(AFFIX SEAL)

COUNTY OF DAVIDSON ★ SUSAN L HEINRICH ★ STATE OF TENNESSEE NOTARY PUBLIC

BILL GARRETT, Davidson County
Trans:T20150017541 DEEDWARR
Recvd: 03/11/15 09:21 3 pgs
Fees:18.00 Taxes:784.40
20150311-0020703

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| Lisa A. Blount | New Owner | 133 05 0 02000 |
| (NAME) | (NAME) | |
| 428 Veritas Street | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville 37211 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Two Hundred Twelve Thousand And No/100 Dollars ($212,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Lex & Co., LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Lisa A. Blount**, 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 Lot Number 329 on the plan of Sunrise Heights Addition, as of record in Book 421, Page 2, Register's Office for said County, Said Lot Number 329 fronts 50 feet on the Northerly side of Veritas Street and runs back between parallel line 150 feet to an alley.

Being the same property conveyed to Billy Marshall Tyree and wife, Betty J. Tyree by Installment Deed from John A. Zanvit and wife, Blanche B. Zanvit dated January 31, 1956 and recorded February 10, 1956 in Book 2491, Page 622, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gardner Tyree with a life estate for Barbara-Dain Tyree by Quit Claim Deed from Billy Marshall Tyree dated January 18, 1993 and recorded February 2, 1993 in Book 8854, Page 406, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Billy Marshall Tyree by Quit Claim Deed from Gardner Tyree dated May 18, 1999 and recorded May 26, 1999 in Book 11493, Page 831, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Barbara Elaine Dain Tyree and myself as tenants by the entirety by

Deed to Create Tenancy by the Entirety from Billy Marshall Tyree dated October 15, 1999 and recorded October 25, 1999 in Book 11715, Page 170, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to PennyMac Loan Services, LLC by Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee dated November 27, 2013 and recorded December 2, 2013 as Instrument No. 20131202-0122022 pursuant to a Foreclosed Deed of Trust dated March 21, 2005 and recorded March 30, 2005 as Instrument No. 20050330-0034217 by Barbara Elaine Daine Tyree and Billy Marshall Tyree, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Garrett Bjork by Special Warranty Deed from PennyMac Loan Services, LLC dated February 26, 2014 and recorded March 31, 2014 as Instrument No. 20140331-0026055, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Paul Bjork by Quit Claim Deed from Garrett Bjork dated June 25, 2014 and recorded June 26, 2014 as Instrument No. 20140626-0056033, in said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Lex & Co., LLC by Warranty Deed from Paul Bjork dated August 18, 2014 and recorded August 18, 2014 as Instrument No. 20140818-0074678, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 428 Veritas 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, has 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 3rd day of March, 2015.

Lex & Co., LLC

BY: _____

File Number: GRN-150637

STATE OF TN

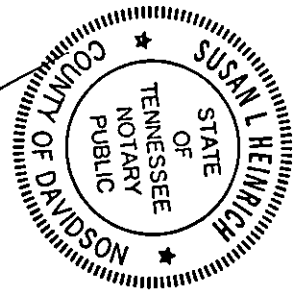
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Alex Lipsitz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Member, and is authorized to execute the instrument on behalf of Lex & Co., LLC, the within named bargainor, and that he as such Managing Member executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself as Managing Member Witness my hand and official seal, this the 3rd of March, 2015.

Notary Public

My Commission Expires: 9/9/18

(SEAL)




File Number: GRN-150637