WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/31/15 08:09 2 pgs
Fees:13.00 Taxes:70.30
20150331-0027455

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$19,000.00.**

Affiant

Subscribed and sworn to before me this 27th day of March, 2015.

Notary Public
My Commission expires: 7/6/15
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Larisa Lentile	Same	11911009100
8497 Lewis Road		
Nashville, TN 37221		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Terrell Starks**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Larisa Lentile**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 84 on the Map of Mashburn Heights, as of record in Book 1835, Page 1, Register's Office for Davidson County.

Said Lot No. 84 fronts 158 feet on the southeasterly side of Ennis Road and runs back between lines, 237.7 feet on the easterly line and 219.1 feet on the westerly line to a dead line in the rear on which it measures 158.6 feet.

Being the same property conveyed to Terrell Starks from Helen Jean Mingle by Final Decree Confirming Sale on November 21, 2011, of record in Instrument Number 20120202-0009600, Register's Office for Davidson County, Tennessee. Further conveyed to Terrell Starks by Orders of Default Judgment of record in Instrument Number 201403120020668; Instrument Number 201501280008187; Instrument Number 201501280008188; Instrument Number 201501280008189; and Instrument Number 201501280008190, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2015 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 1835, Page 1, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 4749, Page 994, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2800 Ennis Road, Nashville, TN 37210**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 March 27, 2015.

Terrell Starks

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and ualified, personally appeared **Terrell Starks** to me known to be the person described in and ho executed the foregoing instrument, and acknowledged that he executed the same for the urposes therein contained.

WITNESS my hand and Official Seal at office this March 27, 2015

My commission expires 8-11-6-17

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Jennifer Pierce, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY