Davidson County	DEEDWARR
Recvd: 07/02/15 13:44	3 pgs
Fees:18.00 Taxes:308.95	
20150702-0064380	

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of July, 2015.

Notary Public

MY COMMISSION EXPIRES: 7-24-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 381 Mallory Station Rd, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S)
Thomas J. Lenartz	Thomas J. Lenartz	052 02 0 097.00
(NAME) 1123 McChesney Avenue	(NAME) 1123 McChesney Avenue	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Eighty-Three Thousand Five Hundred And No/100 Dollars ($83,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Rodney Fortner**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Thomas J. Lenartz**, 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 easterly 40 feet of Lot Number 20 and the westerly 20 feet of Lot Number 21, Block C on the revised map of Rainbow Terrace Subdivision of record in Book 1130, Page 85, Register's Office for Davidson County. Said parts of said Lot Numbers 20 and 21 adjoin and front together 60 feet on the southerly side of Carmel Avenue and run back between parallel lines 145 feet to a dead line.

Being the same property conveyed to Rodney Fortner, Unmarried by Cash Deed of Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C. dated January 26, 2011 and recorded January 28, 2011 as Instrument No. 20110128-0007874, 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.

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unimproved ☐

This is improved ☒ property, known as 648 Carmel Ave, Madison, TN 37115

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 1st day of July, 2015.

Rodney Fortner

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Rodney Fortner, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of July, 2015.

Notary Public

My Commission Expires: 7-24-17

(SEAL)

DAVID B. A. BOETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: NAT-152936

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2015

Shelly M Smith