BILL GARRETT, Davidson County
Trans:T20150093220 DEEDWARR
Recvd: 11/02/15 14:06 3 pgs
Fees:18.00 Taxes:2035.19
20151102-0111327

FROM: William McClain Towery and Elliott Kyle

TO: Allen Lesnick and Randi Lesnick

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Allen and Randi Lesnick 1601 17th Avenue South Nashville, Tennessee 37212	(Same)	Map 104-8 Parcel 281

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, Philip F. Head, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $550,050.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of November, 2015.

LINDA J. BOGGESS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
JULY 2, 2018

Notary Public
My Comm. Expires: 7-2-2018

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, William McClain Towery and Elliott Kyle, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto Allen Lesnick and wife, Randi Lesnick, hereinafter called "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 No. 5 on the Plan of O. H. Shields Subdivision of Lot No. 55 and other lots in O. B. Hayes Plan of Large Lots called "Rokeby" of record in Book 161, page 158, Register's Office for said County. Said Lot No. 5 fronts 55 feet on the westerly margin of 17th Avenue South, formerly Addison Street, and extends back between parallel lines 157.9 feet to an alley.

Being the same property conveyed to William McClain Towery and Elliott Kyle by deed from Federal Home Loan Mortgage Corporation, of record as Instrument No. 20120618-0053388, Register's Office for Davidson County, Tennessee.

The above described property is not the usual place of residence of the Grantors.

Said property is transferred subject to the limitations, restrictions, and encumbrances as set forth below:

1. Any easements, restrictions, plats, or matters of record.

2. All matters that would be disclosed by an inspection and accurate survey of the above described property.

This is improved property known as 1601 17th Avenue South, Nashville, Tennessee 37212.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 hand this 30 day of October, 2015.

William McClain Towery

Elliott Kyle

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William McClain Towery and Elliott Kyle, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 30th day of October, 2015.

NOTARY PUBLIC

My Commission Expires: 5/6/19

JEANETTE L. RAMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.