WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160000979 DEEDWARR
Recvd: 01/06/16 08:55 2 pgs
Fees:13.00 Taxes:983.83
20160106-0001041

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$265,900.00.**

Affiant

Subscribed and sworn to before me, this the 4th day of January, 2016.

Notary Public

My commission expires: 10/18/16
(AFFIX SEAL)

DANA DEWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Daniel Sullivan	new owner	**Map 119-11-0 Parcel 096-00**
2624 Ennis Road		
Nashville, Tennessee 37210		

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,

Larissa Lentile, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Daniel Sullivan, unmarried man

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 No. 1, on the Final Plat of the Resubdivision of Lot 39, Laurel Acres, of record in Instrument No. 20150112-0003180, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof. Access Easement Agreement of record in Instrument No. 20151222-0128353, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Larissa Lentile, unmarried, by Deed dated January 29, 2014 from Woodbridge Construction, Inc., of record in Instrument No. 20140130-0008307, Register's Office for Davidson County, Tennessee.

Conveyance of the above described parcel is subject to the following: 1) The Plan of record as shown in Instrument No. 20150112-0003180, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Access Easement across Lot 1 to serve Lot 2, of record in Instrument No. 20151222-0128353, Register's Office for Davidson County, Tennessee. 3) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4365, Page 433, Register's Office for Davidson County, Tennessee. 4) Restrictive Covenants contained in instrument of record in Book 2150, Page 53, Register's Office for Davidson County, Tennessee. 5) Taxes for the current year, which have been prorated and assumed by the Grantee herein.

This is improved (_X___) Unimproved (____) property, known as **2624 Ennis Road, Nashville, Tennessee 37210**

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 ~~4th~~ day of **January, 2016.**

~~Larissa~~ Lentile

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Larissa Lentile,** 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 **4th** day of **January, 2016.**

Notary Public

My Commission Expires: 2/13/17

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO., TENN.