BILL GARRETT, Davidson County
Trans:T20160037752 DEEDWARR
Recvd: 05/06/16 09:44 2 pgs
Fees:13.00 Taxes:543.90
20160506-0044938

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this __ day of April, 2016 by and between Darrell Lehman, married, hereinafter referred to as GRANTOR, and Amy Tilla, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 151 on the plan of Fair Oaks, Section 2, of record in Plat Book 4460, page 52 & 53, Register's Office for the said county, to which reference is made for a more complete description.

Being the same property conveyed to Darrell Lehman, unmarried, by Warranty Deed from Sean Hicks and wife, Patricia Hicks, dated October 23, 2008, recorded November 10, 2008, of record in Instrument 20081110-0111121, Register's Office for Davidson County, Tennessee.

Lauren Lehman joins in the execution of this deed to convey any marital interest she may have in the above referenced property.

This is [xx]improved [ ]unimproved property known as: 5220 Tusculum Court, Nashville, TN 37211

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Darrell Lehman

Lauren Lehman

INDIVIDUAL
STATE OF Pennsylvania
COUNTY OF Monroe

Personally appeared before me, a Notary Public of said county and state, Darrell Lehman and Lauren Lehman to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 28 day of April, 2016.

Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
SEAN WILSON, Notary Public
Stroud Township, Monroe County
My Commission Expires August 25, 2019

My Commission Expires: Aug 25, 2019

Name and Address of Property Owner:
Amy Tilla
5220 Tusculum Court,
Nashville, TN 37211

Send Tax Statements to:

SAME

Map & Parcel 16206016600

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $147,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 29th day of April, 2016.

Notary Public

My Commission Expires: 3.21.20

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

RETURN TO:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

16-1-216