WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of July, 2016.

Notary Public

MY COMMISSION EXPIRES: 11-5-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kathryn Affainie	Renasant Bank	173090a77800co
(NAME)	(NAME)	Davidson County DEEDWARR Recvd: 07/11/16 13:06 3 pgs Fees:18.00 Taxes:850.63 20160711-0070718
	2001 Park Place N Ste 150	
(ADDRESS)	(ADDRESS)	
, TN	Birmingham, AL 35203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Brooke Martin Lenahan and Michael Lenahan by and through his Attorney in Fact, Brooke Martin Lenahan, Wife and Husband, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kathryn Affainie, an unmarried woman, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 661 on the Plan of Section Two, Phase 8, Lenox Village, of record in Instrument No. 20070413-0044640, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Brooke Martin, a single woman, from Regent Homes, LLC, a Tennessee Limited Liabililty Company by Warranty Deed dated December 12, 2008 of record in Instrument No. 20081215-0120068, Register's Office for Davidson County, Tennessee. The said Brooke Martin having since married and is n/k/a Brooke Martin Lenahan.

*****Power of Attorney executed by Michael Lenahan to Brooke Martin Lenahan is being recorded simultaneously herewith in Instrument No. 20160711-0070717, Register's Office for Davidson County, Tennessee.**

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS; SUBJECT TO NOTES, EASEMENTS, SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF SECTION TWO, PHASE 8, LENOX VILLAGE OF RECORD IN INSTRUMENT NO. 20070413-0044640, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

unimproved ☐

This is improved ☑ property, known as 2666 Avery Park Dr., Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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 8th day of July, 2016.

Brooke Martin Lenahan

Michael Lenahan by Brooke Martin Lenahan, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Brooke Martin Lenahan, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of Michael Lenahan, acting as that person's agent and attorney in fact, and the said Brooke Martin Lenahan acknowledged that she executed the foregoing instrument as agent and attorney in fact for Michael Lenahan for the purposes therein contained.

WITNESS my hand and seal, this 8th day of July, 2016.

My Commission Expires:
11-5-19

Notary Public,

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY SANDY BALENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of July, 2016, before me a Notary Public in and for said State and County, personally appeared Brooke Martin Lenahan, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, this 8th day of July, 2016

My Commission Expires:
11-5-19

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY SANDY BALENT

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

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/25/19

MARY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY