BILL GARRETT, Davidson County
Trans:T20160070527 DEEDWARR
Recvd: 08/15/16 11:03 2 pgs
Fees:13.00 Taxes:1387.50
20160815-0084705

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$375,000.00**

Affiant

Subscribed and sworn to before me, this the 12th day of August, 2016.

Notary Public

My commission expires: March 3, 2020

(AFFIX SEAL)

PRISCILLA C. URBANEK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

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
Lucas Reid Kellum **Lindsay Rebecca Kellum**	F + M Bank	**Map 119-13-0 Parcel 388.00**
308 Tanksley Avenue	50 Franklin St	
Nashville, Tennessee 37211	Clarksville TN 37040	

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

Lucas Reid Kellum and Lindsay Rebecca Kellum, husband and wife

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 for The Tanksley Subdivision, Resubdivision of Lots 25 & 26, of record in Instrument No. 20151029-0110188, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being part of the same property conveyed to Larissa Lentile, by Deed dated December 23, 2014 from Betty S. Wilkins, unmarried, individually and Betty S. Wilkins as Trustee of The Daniel F. Wilkins and Betty S. Wilkins Revocable Living Trust U/A/D November 9, 2000, collectively as to an undivided 50% interest, and Sally W. Jones, unmarried, as to an undivided 50% interest, of record in Instrument No. 20141229-0118191, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as shown in Instrument No. 20151029-0110188, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Ordinance No. 087-19 closing said alley by Metropolitan Government of Nashville and Davidson County, Tennessee. (3) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (__X__) Unimproved (____) property, known as **308 Tanksley Avenue, Nashville, Tennessee 37211**

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 **12th** day of **August, 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 she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **12th** day of **August, 2016.**

Notary Public

My Commission Expires: 2/13/17

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