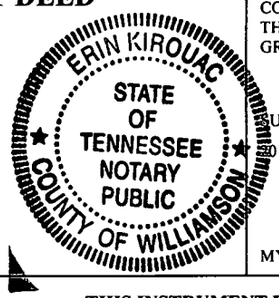
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $525,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 31ST DAY OF AUGUST, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 8-5-18

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-2401B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Stephen Lentchner and Elizabeth Lentchner		158-12-0-011.00
1712 Old Hickory Boulevard		
Brentwood, TN 37027-4013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

ROY A. STRANAHAN, ET UX BETH D. STRANAHAN

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

STEPHEN LENTCHNER AND ELIZABETH LENTCHNER, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEE(S), 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. 537 on the Plan of Hillsboro Park, Section 13, of record in Plat Book 4175, Page 20, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 537 fronts 200 feet on the Northerly side of Old Hickory Boulevard and extends back between parallel lines 437 feet to a dead line.

Being the same property conveyed to Roy A. Stranahan, et ux Beth D. Stranahan by Warranty deed from Andrew Seeley Edgar, Sr., et ux Jerilyn Gurganus Edgar of record in Book 6473, page 954, Register's Office for Davidson County, Tennessee, dated January 14, 1985 and recorded on January 15, 1985.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2016, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 4175, Page 20, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 4242, Page 811, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 7834, Page 190, in the Register's Office for Davidson County, Tennessee.

This is property known as 1712 Old Hickory Boulevard, Brentwood, TN 37027-4013

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 in 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.

BILL GARRETT, Davidson County
Trans:T20160077861 DEEDWARR
Recvd: 09/06/16 13:25 2 pgs
Fees:13.00 Taxes:1942.50
20160906-0093405

Witness my hand on the 31st day of August, 2016.

Roy A. Stranahan

Beth D. Stranahan

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, ROY A. STRANAHAN AND BETH D. STRANAHAN, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 31st day of August, 2016.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 16-2401B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027