Davidson County DEEDWARR
Recvd: 09/09/16 12:26 3 pgs
Fees:18.00 Taxes:555.00
20160909-0095108

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
16-2322TN-HUD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th day of August, 2016.

Notary Public

Commission Expiration: 5/8/18

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Ennyx TN, LLC 4708 Benton Smith Rd Nashville, TN 37215	SAME AS NEW OWNER	11804016600

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Glen Wallis, unmarried**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ennyx TN, LLC** 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:

Property known as 0 Kline Ave Nashville, TN 37211, County of Davidson

All right, title and interest that we may have in and to certain land in Davidson County, Tennessee, more particularly described as follows, to wit:

Being Lot No 15 on the Plan of Rosedale Subdivision as of record in Book 547, page 45, Register's Office for Davidson County, Tennessee.

Said Lot 15 fronts 50.0 feet on the westerly side of Kline Avenue (erroneously spelled Klein in deed of acquisition) and runs back 275.1 feet on the north line and 278.0 feet on the south line to a dead line and shows 49.75 feet on said dead line.

Being part of the same property conveyed to Glen Wallis, married by deed from Eric Sox, married dated 1/30/2012, filed of record on 2/2/2012 in Instrument No 20120202-0009432, said Register's Office.

Tax Map and Parcel ID is as follows 11804016600

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is unimproved property known as: 0 Kline Ave, Nashville, TN 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, their heirs and assigns forever; and we do covenant with 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 hand this 29th day of August, 2016.

Glen Wallis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of August, 2016, before me personally appeared **Glen Wallis**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 29th day of August, 2016.

Notary Public
Commission Expiration: 5/8/18

True Copy Certification

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

Shellie Jenkins

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Rita B Mitchell**, a notary public for this county and state, **Shellie Jenkins** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rita B Mitchell

My Commission Expires: **3/31/2020**

