Davidson County	DEEDWARR
Recvd: 11/10/16 09:23	3 pgs
Fees:18.00 Taxes:229.40	
20161110-0118949	

This Instrument Prepared by and Return to:
Real Advantage, LLC
1000 Commerce Drive, Suite 520
Pittsburgh, PA 15275
File No. 479763

Send Tax Statements to:
Larissa L. Lentile
8497 Lewis Rd.,
Nashville, TN 37221

WARRANTY DEED

This Indenture made this 3rd day of November, 2016, between, is **Danny H. Dixon, Sr.** whose address 4221 Winterbrook Rd., Nashville, TN 37207, "Grantor", and **Larissa Lentile, unmarried,** whose address is 8497 Lewis Rd., Nashville, TN 37221, "Grantee".

WITNESSETH, That said Grantor, for and in consideration of the sum of **Sixty-two Thousand and 00/100 ($62,000.00) Dollars** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and grantee's heirs and assigns forever All that property situate in the County of Nashville and State of Tennessee, described as:

Land in Davidson County, Tennessee, being Lot No. 10 on the Map of Section 1, Southlake, as of record in Book 2083, Page 58, Register's Office for said County.

Said lot 10 fronts 41.19 feet on the west terminus of Southlake Court as measured around a slight curve and runs back 21.3 feet on the southerly line and 189.4 feet on the northeasterly line to a dead line, measuring 201.3 feet thereon.

Being the same property conveyed to Danny H. Dixon, SR by deed dated 11/25/2013, recorded 2/3/2014 in Instrument #20140203009417 in the County of Davidson and State of Tennessee.

More commonly known as: 3217 Southlake Court, Nashville, TN 37211

Parcel ID: 133-03-0-006.00

TO HAVE AND TO HOLD the same, together with all the hereditaments appurtenances thereunto belonging or in anywise appertaining to the said Grantee, their heirs and assigns forever.
And said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in our presence:

By: Danny H. Dixon, Sr.

State of Tennessee
County of Davidson

On this 3rd day of November, 2016, before me, the undersigned Notary Public, personally appeared Danny H. Dixon, Sr. known to me or satisfactorily proven to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Notary Public

My Commission Expires: 10/29/19

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$62,000.00.**

Affiant

Subscribed and sworn to before me, this the 3rd day of November, 2016.

Notary Public

My commission expires: 2/13/17

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

True Copy Certification

I, SHANNON TAYLOR, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Shannon Taylor
Signature

State of PENNSYLVANIA

County of ALLEGHENY

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

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Wendie L. Frambes, Notary Public
Brighton Twp., Beaver County
My Commission Expires March 7, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Notary's Signature

My Commission Expires: 3-7-17
Notary' Seal (if on paper)