This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $837,500.00.

Affiant

Subscribed and sworn before me this the 14th day of November, 2016.

Notary Public
My commission expires: 9-10-2018

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Robert Lentz	Mortgage Investors Group	083-05-0-412.00
1419 Calvin Avenue	8320 East Walker Springs Lane	
Nashville, TN 37206-2711	Knoxville, TN 37923	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, CHESNUT ENTERPRISES, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ROBERT LENTZ AND LINDA LENTZ, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Webb and Johnson's Subdivision of record in Plat Book 57, Page 131, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 15 fronts 50 feet on the Northerly side of Calvin Avenue, formerly Academy Place, and runs back between parallel lines along the west margin of North Fifteenth Street 150 feet to an alley.

Being the same property conveyed to Chesnut Enterprise, LLC by Warranty deed from Michelle L. Wilson, as Trustee of the Michelle L. Wilson Revocable Trust dated April 22, 2008 of record in Instrument No. 20131220-0128665 Register's Office for Davidson County, Tennessee, dated December 16, 2013 and recorded on December 20, 2013.

Being also known as 1419 Calvin Avenue Nashville, Tennessee 372062711.

Subject to all Easements and Restrictions of record.

THIS IMPROVED PROPERTY KNOWN AS 1419 Calvin Avenue, Nashville, TN 37206-2711.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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:T20160101098 DEEDWARR
Recvd: 11/16/16 09:23 2 pgs
Fees:13.00 Taxes:3098.75
20161116-0120667

Witness my hand this the 14th day of November, 2016.

Chesnut Enterprises, LLC

By: MEMBER
Mark A. Chesnut, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Mark A. Chesnut, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HIS oath acknowledged HIMSELF to be the MEMBER of the within named bargainor, Chesnut Enterprises, LLC, and that HE, as such MEMBER, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Mark A. Chesnut as such MEMBER.

Witness my hand and official seal this 14th day of November, 2016.

My commission expires:

11/5/17

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY