PREPARED BY:
Meagan B. Willis
Attorney at Law
Copeland & Bell, PLC
P. O. Box 176
Tullahoma, TN 37388

OWNER and REAL PROPERTY TAX RESPONSIBILITY:
Lee and Vanessa Lentz

3470 Cobble St.
Nashville, TN 37211

Tax Information: Map 172-15; Group 0A; Parcel 041.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00), cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged, I, JIM L. LENTZ, have bargained and sold, and by these presents do hereby transfer and convey to LEE LENTZ and wife, VANESSA LENTZ, their heirs and assigns, a certain tract or parcel of land in Davidson County, bounded and described as follows:

> Land in Davidson County, Tennessee, being Lot No. 115 of Holt Woods Subdivision, Section Three, of record in Plat Book 7900, page 977, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Jim L. Lentz and wife, Mary A. Lentz, by deed of record in Instrument Number 20090622-0057851, Register's Office of Davidson County, Tennessee. Mary A. Lentz is now deceased, leaving Jim L. Lentz as the fee simple owner of the property as surviving tenant by the entirety.
>
> This conveyance is subject to all Restrictions of record in Book 9570, page 22, Book 9570, page 5, and Book 9570, page 13, Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to all matters on Plat of record in Plat Book 7900, page 977, Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to Easements, setbacks and including drainage easement(s) on westerly and southerly lines; and utility easements on both front corners as shown on Plat of record in Plat Book 7900, page 977, Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to Joint Roadway Easement Agreement(s) of record in Book 5707, page 706, and Book 5720, page 183, Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities related to and affect the described property.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said, LEE LENTZ and wife, VANESSA LENTZ, their heirs and assigns, forever.

AND I do covenant with the said LEE LENTZ and wife, VANESSA LENTZ, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

BILL GARRETT, Davidson County
Trans:T20170005864 DEEDWARR
Recvd: 01/20/17 13:50 2 pgs
Fees:13.00 Taxes:638.62
20170120-0006595

AND I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title of said land to the said LEE LENTZ and wife, VANESSA LENTZ, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this _____ day of January, 2017

Jim L Lentz
JIM L. LENTZ

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a notary public in and for the said county and state, the within named JIM L. LENTZ the bargainor, with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this the 20th day of January, 2017.

TYREE CURTIS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Tyree Curtis
NOTARY PUBLIC
Commission Expires: 09/15/2020

* * * *

I, or we, hereby swear or affirm that the actual consideration for their transfer or value of the property transferred, whichever is greater is $ 172,600.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

J. L. Lentz
AFFIANT

Subscribed and sworn to before me
this 20th day of January, 2017.

Tyree Curtis
NOTARY PUBLIC
My commission expires: 09/15/2020

TYREE CURTIS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY