Davidson County DEEDWARR
Recvd: 04/18/17 08:37 4 pgs
Fees:23.00 Taxes:1017.50
20170418-0037380

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $275,000.00.

Affiant

JULIE DYESS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Subscribed and sworn to before me, this 13th day of April, 2017.

Notary Public
My commission expires: 8/11/20

02-1703-50164

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Jordan Lee Lentz 221 Duke Street Nashville TN 37207	NEW OWNER	071-07-0-047.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Loewen Pride Properties, LLC, a Nevada limited liability company,** hereinafter referred to as Grantor, have bargained and sold, and do hereby transfer and convey to **Jordan Lee Lentz, an unmarried woman**, hereinafter called the Grantees, their successors 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 the westerly one-half of Lot No. 86, on the Plan of J.R. Haynie's Oriental Subdivision, of record in Book 161, Pages 26 and 27, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said part of Lot No. 86 fronts 50 feet on the northerly side of Duke Street and extends back between parallel lines 140 feet to an alley.

Being the same property conveyed to Jerry Lee Cole, II by Quitclaim Deed from Mary Frances Cole, (Jerry Cole having predeceased his wife, Mary Frances Cole on January 31, 1999), dated July 10, 2009, recorded July 16, 2009, of record in Instrument No. 20090716-0066538, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Loewen Pride Properties, LLC by deed from Jerry Lee Cole, II, an unmarried man, dated August 19, 2016, recorded August 25, 2016, of record in Instrument No. 20160825-0089221, Register's Office for Davidson County, Tennessee.

Loewen Pride Properties, LLC, a Nevada limited liability company is also known as Loewen Pride Properties, LLC..

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 221 Duke Street, Nashville, TN 37207.

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 13th day of April, 2017.

Loewen Pride Properties, LLC

BY: _____, manager/member
Joshua Loewen, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Joshua Loewen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Member of Loewen Pride Properties, LLC and as such Member, he is authorized to execute this instrument on its behalf.

Witness my hand in Brentwood, TN, this 13th day of April, 2017.

_____
State of Tennessee at Large

My Commission expires: 8/11/20

JULIE DYESS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Loewen Pride Properties, LLC

BY: Callie Loewen
Callie Loewen, Member

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Montgomery

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Callie Loewen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is a Member of Loewen Pride Properties, LLC and as such Member, she is authorized to execute this instrument on its behalf.

Witness my hand in Brentwood, TN, this 13th day of April, 2017.

State of Tennessee at Large

My Commission expires: 12-11-18

ROBERT WESLEY BROWN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

True Copy Certification

I, MARTHA BROWN, 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.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, GregoryDVadner, a notary public for this county and state, Martha Brown | who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4.24.19
Notary' Seal (if on paper)

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY