WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170049688 DEEDWARR
Recvd: 06/12/17 09:03 2 pgs
Fees:13.00 Taxes:1478.15
20170612-0058376

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$399,500.00.**

Kathy Goodson
Affiant

Subscribed and sworn to before me, this the 9th day of June, 2017.

Anna Agee
Notary Public

My commission expires: 5-8-18
(AFFIX SEAL)

ANNA AGEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Patricia Ann Kleinholz-Owens **James Jonathan Owens**	**OWNER**	**Map 119-11-0 Parcel 091.00**
2800 Ennis Road		
Nashville, TN 37210		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Larissa Lentile, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Patricia Ann Kleinholz-Owens and James Jonathan Owens, wife and husband

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:

Land in Davidson County, Tennessee, being Lot No. 84 on the Plan of Mashburn Heights, of record in Book 1835, Page 1, Register's Office for Davidson County, Tennessee.

Said Lot No. 84 fronts 158 feet on the southeasterly side of Ennis Road and runs back between lines, 237.7 feet on the easterly line and 219.1 feet on the westerly line to a dead line in the rear on which it measures 158.6 feet.

Being the same property conveyed to Larissa Lentile (misspelled), by Deed dated March 27, 2015 from Terrell Starks, of record in Instrument No. 20150331-0027455, Register's Office for Davidson County, Tennessee. Larisa Lentile is one and the same as Larissa Lentile.

Conveyance of the above described parcel is subject to the following: 1) The Plan of record in Plat Book 1835, Page 1, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4749, Page 994, Register's Office for Davidson County, Tennessee. 3) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **2800 Ennis Road, Nashville, TN 37210**

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 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/our~~ hand(s) this ~~9th~~ day of **June, 2017.**

Larissa Lentile

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Larissa Lentile,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **9th** day of **June, 2017.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21