BILL GARRETT, Davidson County
Trans:T20170051069 DEEDWARR
Recvd: 06/15/17 09:08 2 pgs
Fees:13.00 Taxes:1235.80

20170615-0060011

This Instrument Prepared By and Returned To:

Concord Title
10690 Murdock Drive
Knoxville, TN 37932
File No. 20170134

~~After Recording Return To The Above.~~

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is $334,000.00; which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 9th day of June, 2017.

Notary Public
My Commission Expires:

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

WARRANTY DEED

THIS INDENTURE, made this 9th day of June, 2017, among:

KYLE LUCIANO, *by and through its duly appointed attorney-in-fact,*

of Davidson County, Tennessee including all heirs, successors and/or assigns (the "**Grantor**")

AND

Kristen Mignon Hentrel and Alvin D Hentrel, II, wife and husband

of Davidson County, Tennessee, including all heirs, successors and/or assigns (the **"Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Jeans Estates of record in Plat Book 3500, Page 144, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Miles Alexander and wife, Georgia Alexander by Warranty deed from Stanley Southall and Barbara Southall of record in Book 5300, page 244, Register's Office for Davidson County, Tennessee, dated June 15, 1978 and recorded on June 19, 1978. The said Miles Alexander having since died on January 13, 1997, the property has become vested in Georgia Alexander, as surviving tenant by the entirety. (Value or consideration shown in aforementioned deed $29,000.00.)

Being the same property conveyed to Kyle Luciano by Warranty deed from Georgia Alexander, surviving tenant by the entirety of record in Instrument No. 20160208-0011950 Register's Office for Davidson County, Tennessee, dated February 05, 2016 and recorded on February 08, 2016. (Value of consideration shown in aforementioned deed $145,000.00.) Being also known as 1700 Jeans Court Nashville, Tennessee 37216.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving

therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written by and through its designated attorney-in-fact and pursuant to a properly executed Power-of-Attorney instrument conveying all necessary authority to execute this instrument on behalf of the Grantor; the instrument authorizing the attorney-in-fact is filed for record in Book: , Page: , Insttrument: ✱ in the aforementioned Registers Office. ✱ 20170615.0060010

Kyle Luciano by Eric Corum, **Attorney-in-Fact**

Kyle Luciano by Eric Corum, attorney-in-fact

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Kyle Luciano by and through it duly appointed attorney in fact, Eric Corum, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the attorney-in-fact of **Kyle Luciano,** the maker, and as authorized by the maker, to execute this instrument on behalf of the maker for the purposes therein contained.

Witness my hand and official seal this 9th day of June, 2017.

Notary Public
My Commission Expires:

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires April 29, 2018

Owner Name & Property Address:

Name: Kristen M. Hentrel
Address: 1700 Jeans Court
City, State, Zip: Nashville, TN 37216

Responsible Party For Taxes:

Name: Kristen M. Hentrel
Address: 1700 Jeans Court
City, State, Zip: Nashville, TN 37216

Tax ID: 072-14-0-402.00