This instrument prepared by:
Perrie & Associates, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 171441TN

BILL GARRETT, Davidson County
Trans:T20170059131 DEEDWARR
Recvd: 07/11/17 10:07 2 pgs
Fees:13.00 Taxes:518.00
20170711-0069540

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Larissa Lentile	New owner	**133-47.00**
1004 Antioch Pike	8528 Lewis Road	
Nashville, TN 37211	Nashville, TN 37221	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lillian Machado, unmarried**, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **Larissa Lentile,** unmarried, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being a small tract of land in the 6th, formerly 9th Civil District of said County, being a part of the J.K. Turbeville Homeplace on Mill Creek Valley Turnpike, and being part of the property conveyed to J.K. Turbeville by deed of record in Book 66, Page 442, Register's Office for said County, and described according to a mortgage loan inspection by John Kohl & Company, dated 7/1/97, License No. 1659, whose address is 400 7th Ave. S., Nashville, TN 37203, as follows:

Being the same property conveyed to Lillian Machado, unmarried, a/k/a Lillian Machado Mercado, by Warranty Deed from Michael Venters, unmarried, dated 5/29/14 and recorded 5/30/14 in Instrument Number 20140530-0046529, register's Office for Davidson County, TN.

SUBJECT TO THE FOLLOWING:

1. 2017 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever;

AND **Lillian Machado, unmarried,** does covenant with the said Grantee that he/she is lawfully seized and possessed of said land in fee simple and has a good right to convey it and

the same is unencumbered, unless otherwise herein set out;

AND **Lillian Machado, unmarried,** further covenants and binds his/her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: **1004 Antioch Pike, Nashville, TN 37211**.

Executed on this 30th day of June. 2017

Lillian Machado

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned Notary Public of said County and State, **Lillian Machado**, unmarried, 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 this 30th day of June, 2017.

Notary Public

My Commission Expires: 7-6-20

MELODY WEATHERS STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 07-06-2020 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $140,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 30th day of June, 2017.

Notary Public

My Commission Expires: 7-6-20

MELODY WEATHERS STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 07-06-2020 DAVIDSON COUNTY