WARRANTY DEED

Bill Garrett Davidson County
Batch# 92498 DEEDWARR
05/15/2018 10:15:27 AM 2 pgs
Fees: $13.00 Taxes: $1,535.13

20180515-0046203

DAVIDSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAM E GRONES

File No.: AGL-18-2215-D

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $414,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 8/20/2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SAMUEL TRUSCINSKI	NEW OWNER	118040J00200CO
(NAME)	(NAME)	
2215 D KLINE AVENUE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **ENNYX TN, LLC**, A TENNESSEE LIMITED LIABILITY COMPANY, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **SAMUEL P. TRUSCINSKI, A SINGLE MAN, AND VERONICA FREEHILL, A SINGLE WOMAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit B, together with the appurtenant interest in the common elements of Homes at 0 Kline Avenue, a horizontal property regime with private elements established by Declaration in Instrument No. 201612160132375, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration, and being located upon Lot No. 15 on the Plan of Rosedale Subdivision of record in Plat Book 547, Page 45, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Ennyx TN, LLC by Warranty Deed from Glen Wallis, unmarried, recorded on the 9th day of September, 2016 in Instrument No. 20160909-0095108, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2215 D KLINE AVENUE, NASHVILLE, TN 37211
(House Number) (Street) (City or Town) (Postal Zip)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: A-RE-18-2215D

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 and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 11th day of May, 2018.

ENNYX TN, LLC

BY: RYAN STRINGFELLOW
ITS: SOLE MEMEBER

STATE OF Tennessee
COUNTY OF Davidson

On this the 11th day of May, 2018, before me personally appeared RYAN STRINGFELLOW, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the SOLE MEMBER of ENNYX TN, LLC, the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 11th day of May, 2018.

Notary Public
My Commission Expires: 09/22/2021

JADEN SKYE SUTLIFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-22-2021

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171