RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1911485

Karen Johnson Davidson County
Batch# 204851 DEEDWARR
03/12/2019 11:26:53 AM 2 pgs
Fees: $13.00 Taxes: $1,461.13
20190312-0022512

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $394,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of March, 2019.

Carmen Coats
NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy Reilly and Courtney Reilly 5601 Traceside Drive Nashville, TN 37221	CrossCountry Mortgage, Inc. 6850 Miller Road Brecksville, OH 44141	155-16-0-A-101.00 CO

FOR AND IN CONSIDERATION of the sum of Three Hundred Ninety Four Thousand Nine Hundred and 00/100 Dollars ($394,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ROBERT M. LENCHIS, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **TIMOTHY REILLY AND COURTNEY REILLY, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 256 on the Plan of Traceside, Section Four, of record in Book 9700, page 125, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to Robert M. Lenchis, by Warranty Deed from Paula Gilles Fischer (formerly known as Paula L. Gilles), dated 2/23/2011, recorded 2/28/2011, of record in Instrument No. 20110228-0015765, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 5601 Traceside Drive, Nashville, TN 37221, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2019 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 11th day of March, 2019.

ROBERT M. LENCHIS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Robert M. Lenchis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 11th day of March, 2019.

Notary Public

Printed Notary Name

My commission expires:

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021