Karen Johnson Davidson County
Batch# 316698 DEEDWARR
11/18/2019 10:43:07 AM 2 pgs
Fees: $13.00 Taxes: $5,920.00

20191118-0118513

WARRANTY DEED

April G. Nichols
State of Tennessee Notary Public
Williamson County

2019-1587

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,600,000.00.

Affiant

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

(Affix Seal) Notary Public,

My Commission Expires: 6-24-2023

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Lance D. Lentz 7216 Littler Court Moorpark, CA 93021	NEW OWNER	118011A00100CO And 118011A00200CO

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 consideration, the receipt of which is hereby acknowledged, I/we, **David J. Snodgrass and wife, Melody Snodgrass**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Lance D. Lentz**, 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:

UNIT A

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT A, as established in Declaration of Covenants, Conditions and Restrictions for 1011 Montrose Homeowners Association, of record in Instrument No. 20150806-0078658, in the Register's Office for Davidson, Tennessee, with Plat attached as Exhibit C to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to David J. Snodgrass and wife, Melody Snodgrass by Unit B- Warranty Deed from Shane Hastings FLP #5 and Rutherford Home Builders, LLC of record under Instrument No. 20160907-0094028, Register's Office for Davidson County, Tennessee, dated September 2, 2016 and recorded on September 7, 2016.

Being also known as 1011A Montrose Avenue, Nashville, TN 37204

UNIT B

All 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, as established in Declaration of Covenants, Conditions and Restrictions for 1011 Montrose Homeowners Association, of record in Instrument No. 20150806-0078658, in the Register's Office for Davidson, Tennessee, with Plat attached as Exhibit C to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to David J. Snodgrass and wife, Melody Snodgrass by Unit B- Warranty Deed from Shane Hastings FLP #5 and Rutherford Home Builders, LLC of record under Instrument No. 20160907-0094222, Register's Office for Davidson County, Tennessee, dated September 2, 2016 and recorded on September 7, 2016.

Being also known as 1011B Montrose Avenue, Nashville, TN 37204

( ) **unimproved**
This is (X) improved property know as 1011 A & 1011 B Montrose Avenue, Nashville, TN 37204.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 November, 2019

David J. Snodgrass

Melody Snodgrass

State of Tennessee
County of Williamson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named David J. Snodgrass and Melody Snodgrass, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 11th day of November, 2019.

Notary Public
My Commission Expires: 6-24-2023

