WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $43,925.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF APRIL, 2002.

Notary Public

MY COMMISSION EXPIRES: 11/27/04
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 04/25/02 14:40 2pgs
Fees:13.00 Taxes:162.52

20020425-0051274

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC, 4698 Lebanon Road
Hermitage, Tennessee 37076

H-0446

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian L. Gilleland	National Bank of Commerce	091-06-0-293.00
(NAME)	(NAME)	
5705 Tennessee Avenue	115 29th Avenue South	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Alma S. Denning, a widow, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brian L. Gilleland, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being part of Lot No. 1608 of Block No. 203, on the Map showing Extension of Plan No. 1, West Nashville, as of record in Book 57, Page 173, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the southerly margin of Tennessee Avenue at a point 128 feet east of the northeasterly margin of the Morrow Road, said point being the northeast corner of the property conveyed to Thomas B. Hicks and wife, by deed from Chas G. Davis and wife, of record in Book 841, Page 95, Register's Office for said County, thence with the southerly margin of Tennessee Avenue, eastwardly 36 feet; thence with the southwardly and parallel with the westerly margin of 57th Avenue North, formerly 16th Street, 120 feet more or less, to the northeasterly margin of the Morrow Road; thence with same northwestwardly 39 feet more or less, to the southeast corner of said Hick's property; thence with said Hick's easterly line, northwardly 100 feet, more or less to the beginning.

Being the same property conveyed to Douglas M. Denning and wife, Alma S. Denning by Warranty Deed from Thomas Porter Moore and wife, Sammie Harris Moore and Mattie McKenzie Moore, a widow of record in Book 3705, Page 555, Register's Office for Davidson County, Tennessee. Douglas M. Denning died January 18, 1992.

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 of record; 6) All applicable government and zoning regulations.

Linda Sue Jordan executes this instrument on behalf of Alma S. Denning, also known as Alma Estelle Denning, pursuant to a Durable Power of Attorney of record in Instrument Number 20020408-0042532, Register's Office for Davidson County, TN.

unimproved ☐

This is improved ☒ property, known as 5705 Tennessee Avenue, Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 GRANTEES 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 GRANTEES, 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 hand this 22nd day of April, 2002.

Alma S. Denning by
Alma S. Denning by Linda Sue Jordan, Attorney in Fact
Linda Sue Jordan, AIF

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alma S. Denning the 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.

Witness my hand and official seal at Brentwood, Tennessee this 22nd day of April, 2002.

Commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Linda Sue Jordan, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Alma S. Denning, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said Alma S. Denning. Witness my hand and Notarial Seal this 22nd day of April, 2002.

Notary Public

My Commission Expires: 11/27/04

DANA DE... NOTARY PUBLIC AT LARGE DAVIDSON CO...

RETURN TO:

4698 Lebanon Road
Hermitage, Tennessee 37076