# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $12,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JUNE, 2003.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

CANDACE Y. BURNETTE NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENNESSEE EXPIRES 11-14-06

Davidson County DEEDWARR
Recvd: 08/05/03 14:04 2pgs
Fees:13.00 Taxes:44.40

20030805-0111014

**THIS INSTRUMENT WAS PREPARED BY**
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Duck River Homes LLC | Duck River Homes LLC | 81-03-59.00 |
| (NAME) 2303 14th Avenue North | (NAME) | |
| (ADDRESS) Nashville, TN | (ADDRESS) | |
| (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, John Denton, an unmarried man , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Duck River Homes LLC , 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:

Land in Davidson County, Tennessee, being the northeasterly part of unnumbered Lot (called Butterworth Lot), Map of H.N. Meyers Plan of Nashville, of record in Book 21, Page 48, Register's Office for said County, and being more particularly described according to a survey by Norris H. Wickerson, Surveyor, dated October 3, 1953, as follows: Beginning at an iron pin the the westerly margin of 14th Avenue North said iron pin being located North 11 degrees 30 minutes west 60 feet from the northerly margin of Walsh Street (not constructed); running thence with the westerly margin of 14th Avenue North 100 feet to the southerly margin of a 20 foot alley, south 78 degrees 30 minutes West 118.6 feet to a stake; thence south 12 degrees 30 minutes east 100 feet to an iron pin; thence north 78 degrees 30 minutes East 116.4 feet to the point of beginning.

Continued on next page.

unimproved ☐

This is improved ☒ property, known as 2303 14th Avenue North, Nashville, TN

(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/our hand(s) this 27th day of June, 2003.

John D. Denton

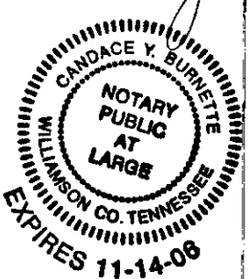
STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named John Denton, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 6/27/2003

My Commission Expires:_____

Candace Y Burnett
Notary Public




File Number2306519
**RETURN TO:**
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

CONTINUATION OF LEGAL

Being the same property conveyed to John D. Denton by quitclaim deed from James S. Sweeney, Sr., of record in Instrument No. 20010924-0103182, Register's Office for Davidson County, Tennessee.

2306519