WARRANTY DEED

THIS INSTRUMENT PREPARED BY Rick Piliponis, Music City Title & Escrow, LLC, 116 Third Avenue South, Nashville, TN 37201		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: **Allen M. Denkins** **401 Alta Loma** **Goodlettsville, TN 37072**	SEND TAX BILLS TO: **SAME**	MAP-PARCEL NUMBERS: **25-16; 25.00**

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is acknowledged, I/we

JAMES MICHAEL MAITLAND

HEREINAFTER called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

ALLEN M. DENKINS, a married man

HEREINAFTER called the Grantee(s), 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 Lot No. 1 on the Plan of Goodlettsville Heights, Section VI, as of record in Book 2133, page 43 and 44, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point on the westerly margin of Alta Loma Road, at the common corner of Lots 1 and 2; thence with the line between said lots westwardly 202.7 feet to a point; thence northwardly 195 feet to a concrete monument; thence eastwardly 144.8 feet to the beginning of the curve; thence along said curve southeastwardly 37.6 feet to the westerly margin of Alta Loma Road; thence with the margin of said margin of said road, along a slight curve, southwardly 126.3 feet to the beginning.

Being the same property conveyed to James Michael Maitlland by Substitute Trustee's Deed from Mary K. Alissandratos, Substitute Trustee, of record as Instrument No. 20040726-0088960, said Register's Office.

This is improved ☐ property known as **401 Alta Loma, Goodlettsville, TN 37072**

unimproved ☐

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 it does covenant with the said **GRANTEES**, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this the 13th day of Sept., 2005.

James Michael Maitland

JAMES MICHAEL MAITLAND

Davidson County DEEDWARR
Recvd: 09/19/05 14:56 2 pgs
Fees:13.00 Taxes:610.50

20050919-0112457

STATE OF Tennessee
COUNTY OF Davidson

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **JAMES MICHAEL MAITLAND**, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 13th day of Sept, 2005.

NOTARY PUBLIC

RICK PILIPONIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 10-19-08

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $165,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 13th day of Sept, 2005.

NOTARY PUBLIC

My Commission Expires: 10-19-08

RICK PILIPONIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY