This instrument prepared by: and return to
TrustLand Title & Escrow, LLC
1720 West End Avenue Suite 400
Nashville, TN 37203
(615) 522-0140
Drop Box 32
File No.: **07-1419**

Davidson County DEEDWARR
Recvd: 02/01/07 15:49 2 pgs
Fees:13.00 Taxes:553.15
20070201-0013583

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged **Thomas Michael Dennison, husband, and Jacqueline Dennison, wife, ("Grantor"),** has bargained and sold, and by these presents does transfer and convey unto **Curtis Laney, unmarried ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, being lot 464, HERMITAGE HILLS, SECTION 5, as shown on plat of record in Plat Book 3300, Pages 1 thru 2, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Thomas Michael Dennison, husband to Thomas Michael Dennison, husband, and Jacqueline Dennison, wife as recorded on the 28th day of June, 2002 in Instrument No. 20020628-0078455; Quitclaim Deed from Linda S. Thomas Dennison to Thomas Michael Dennison as recorded on the 20th day of April, 1994 in Book 9317, Page 369 and Warranty Deed from Evelyn W. Sublett, an unmarried person to Thomas Michael Dennison and wife, Linda S. Dennison as recorded on the 20th day of May, 1992 in Book 8629, Page 720, in the Register's Office of Davidson County, Tennessee.

1. This conveyance is made subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record. (6)Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HERMITAGE HILLS, SECTION 5, as recorded in Plat Book 3300, (7)Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 3222, Page 154 , Register's Office for Davidson County, Tennessee.

Parcel ID # **74-16 20.00**
☒ Improved OR
☐ Unimproved property located at: **5017 Bonnameade Drive, Hermitage, TN 37076**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Witness our hands on this the **30th** day of **January, 2007.**

Thomas Michael Dennison
Thomas Michael Dennison

Jacqueline Dennison
Jacqueline Dennison

STATE OF **Tennessee** COUNTY OF **Davidson**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Thomas Michael Dennison and Jacqueline Dennison** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal on this the **30th** day of **January, 2007.**

Ashley Bush
Notary Public

ASHLEY BUSH
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 10/2/10

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STATE OF **Tennessee**

COUNTY OF **Davidson**

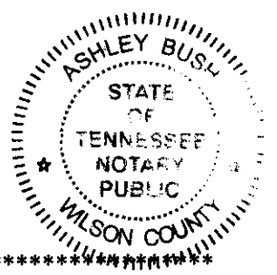
I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$149,500.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on this the **30th** day of **January, 2007.**

Notary Public

My Commission Expires: 10/2/10



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Owner's Name: **Curtis Laney**
and Address: **5017 Bonnameade Drive, Hermitage, TN 37076**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Taylor, Bean & Whitaker Mortgage Corp.
1417 N. Magnolia Avenue,
Ocala, FL 34475-9078