PREPARED BY & RETURN TO: [illegible], ATTYS. [illegible] DRIVE, SUTIE 330 BRENTWOOD, TN 37027

File No. 270501745

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/06/07 13:16 2 pgs
Fees:13.00 Taxes:2904.50

20070806-0093397

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $785,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF AUGUST, 2007.

Notary Public

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

E. MANNIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey L. Deneen	Jeffrey L. Deneen	104140G08100Co
(NAME) 53 Wyn Oak	(NAME) SAME AS NEW OWNER	
(ADDRESS) Nashville, TN 37205	(ADDRESS) ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Rebecca C. DePriest**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeffrey L. Deneen and Teresa S. Deneen**, 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:

BEING Lot No. 72 on the Revised Final Plat of Whitworth, Phase I, as shown by plat of record in Plat Book 7900, Page 140-145, and as amended to change set back line in Book 9274, Page 348, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Rebecca C. DePriest by QuitClaim Deed from Gregory L. DePriest, and of record in Instrument No. 20010316-0025304, Register's Office for said County.

Being the same property conveyed to Gregory L. DePriest and wife, Rebecca C. DePriest by Warranty Deed from Nancy E. Cotter, and of record in Book 10991, Page 61, Register's Office for said County.

Gregory L. DePriest joins in this conveyance to convey any and all rights he may have in this property.

Subject to all matters as set forth per Plat Book 7900, Page 140-145, as amended in Book 9274, page 348 Register's Office of said County.

Restrictive Covenants of record in Book 8026, Page 305, and as amended in Book 8282, Page 45, Book 9144, page 153, Book 9778, Page 27 and Instrument No. 20020812-0097386, Register's Office of said County.

Charter of Homeowner's Association as shown of record in Book 8090, Page 692, and Book 8283, page 523 Register's Office for said County.

Agreement for dedication of easement as shown of record in Book 7868, page 959 Register's Office for said County.

Dedication of common areas as shown of record in Book 9778, page 29, Register's Office for said County.

Easement to City of Nashville as shown of record in Book 3467, page 194, Book 3467, page 204, and Book 3505, page 338, Register's Office for said County.

This conveyance is further 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.

unimproved ☐

This is improved ☒ property, known as 53 Wyn Oak, Nashville, TN 37205
(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 GRANTEE(S), Their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hands this 3rd day of August, 2007.

Rebecca C. DePriest

Gregory L. DePriest by Rebecca DePriest
Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Rebecca C. DePriest the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 3rd day of August, 2007.

Commission expires: Aug. 20, 2007

Notary Public

CHRISTOPHER JACKSON Notary Public At Large RUTHERFORD COUNTY, TN

STATE OF TENNESSEE

COUNTY OF WILLIAMSON *20070806-0093396

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Rebecca C. DePriest, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is, pursuant to Power of Attorney of record in Instrument No. *_____, Registers Office for Davidson County, Tennessee, the **Attorney-in-Fact** of Gregory L. DePriest (herein called the **"Maker"**), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the Maker on this 3rd day of August, 2007.

My Commission Expires:. Aug. 20, 2007

, Notary Public.

File Number: 270501745

RETURN TO:
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027

CHRISTOPHER JACKSON Notary Public At Large RUTHERFORD COUNTY, TN