Davidson County DEEDWARR
Recvd: 08/20/07 11:27 2 pgs
Fees:13.00 Taxes:2109.00

20070820-0099287

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $570,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 16th day of August, 2007.

Notary Public

My Commission Expires: 9-19-09

SONYA SULLIVAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 19, 2009

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Raymond Denson and Mary Denson
2154 Golf Club Lane
Nashville, Tennessee 37215

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
117-07-0A-150.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Elizabeth R. Walker, a single woman** hereinafter referred to as Grantors, hereby transfers and conveys to **Raymond Denson and Mary Denson, husband and wife,** hereinafter referred to as 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 Parcel no. 150 on the Plan of Revision of Parcels 150, 151, 152, and 153 Gloucester Square, of record in Plat Book 4300, Page 175, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Elizabeth R. Walker, a single woman, by Quitclaim Deed from James B. Walker, Jr., a single man, of record in Instrument No. 20070402-0039332, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 4300, Page 175, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 4548, Page 217, amended in Book 5915, Page 274, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 4548, Page 729, Register's Office for Davidson County, Tennessee.

Master Deed and By-Laws of record in Book 4791, Page 399, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 2154 Golf Club Lane, Nashville, TN 37215.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 16th day of August, 2007.

Elizabeth R. Walker

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Elizabeth R. Walker, 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 this 16th day of August, 2007.

Notary Public

My Commission Expires: 10/10/09

DONALD R. BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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