20765-1
Box 14-A

Davidson County DEEDWARR
Recvd: 09/18/07 12:53 2 pgs
Fees:13.00 Taxes:728.90
20070918-0111710

THIS INSTRUMENT PREPARED BY:
The Title Shop, LLC
1612 Westgate Circle, Suite 213
Brentwood, Tennessee 37027
Office: 615.324.0423

FROM: Jack W. Dennis and Tiffany Dennis, Grantors
TO: Brenda J. Dye, Grantees

**WARRANTY DEED**

| Address New Owner: Numbers | Send Tax Bills to: | Map/Parcel |
|---|---|---|
| Brenda J. Dye<br>3916 Anderson Road<br>Nashville, TN 37217 | Same as Owner | 136-03-0-031.00 |

**STATE OF TENNESSEE** )
)
**COUNTY OF** Davidson )

I hereby swear or affirm that the actual consideration or value, whichever is greater, for the transfer is $197,000.00.

Affiant

Subscribed and sworn to before me this the 17th day of September, 2007.

My commission expires: 10/17/09

NOTARY PUBLIC

JENNA WILLMS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, We, **Jack W. Dennis and wife, Tiffany Dennis**, hereinafter called the Grantors have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto **Brenda J. Dye**, hereinafter called the Grantees, Grantees' heirs and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 143, Priest Lake Park, Subdivison, Section 4, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Jack W. Dennis and wife, Tiffany Dennis, by warranty deed from Reuban Carrillo and wife, Donna Carrillo, of record in Book 6428, Page 126, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and set back lines, if any, easements and right-of-way for public utilities.

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 Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: 3916 Anderson Road, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all appurtenances, estate, title, hereditaments and interest thereunto belonging to said Grantees, their heirs, successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said land in fee simple; have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors further covenant and bind ourselves, our heirs and representatives to forever warrant and 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 grades.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 17th day of September 2007.

"GRANTORS"

Jack W. Dennis

Tiffany Dennis

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

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared, the within named Jack W. Dennis and Tiffany Dennis, the bargainor/s with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee this 17th day of September, 2007.

My commission expires: 5/24/08

Notary Public

{Seal}

{Seal}

NOTARY PUBLIC AT LARGE