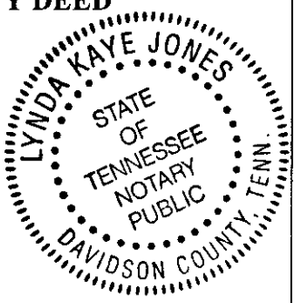
File No. 280501336

Box 34

WARRANTY DEED



Davidson County DEEDWARR
Recvd: 06/24/08 13:46 2 pgs
Fees:13.00 Taxes:436.60

20080624-0065021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JUNE, 2008.

Notary Public

MY COMMISSION EXPIRES: 1/23/2010

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip Link	Phillip Link	133070086.00
(NAME) 3713 Hewlett Dr.	(NAME) 3713 Hewlett Dr.	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37211	
(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, WE, Jonathan Mark Deneal and wife, Sarah Jane Deneal, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Phillip Link, unmarried, hereinafter called the grantee(s), HIS 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. 8 on the Plan of Parma Heights, of record in Plat Book 2133, page 23, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Jonathan Mark Deneal and wife, Sarah Jane Deneal by quitclaim deed from Jonathan Mark Deneal, of record in Instrument No. 20050706-0077590, Register's Office for Davidson County, Tennessee, dated June 21, 2005. Being the same property conveyed to Jonathan Mark DeNeal by warranty deed from Tommy Lambert, Jimmy Lambert, Raymond Lambert and Wayne Lambert, being all of the heirs at law of Annie Bell Lambert, deceased, of record in Instrument No. 20030421-0052098, Register's Office for Davidson County, Tennessee, dated April 14, 2003.

Subject to all matters as set forth per Plat Book 2133, Page 23, Register's Office of said County.

Taxes for the year 2008 and all subsequent years, a lien, not yet due and payable. All prior years are paid.

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 3713 Hewlett Drive, Nashville, TN 37211
(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), HIS 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), HIS 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 23rd day of June, 2008.

Jonathan Mark Deneal

Sarah Jane Deneal

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Jonathan Mark Deneal and wife, Sarah Jane Deneal, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 6/23/2008.

Witness my hand at office this 23rd day of June, 2008.

Commission expires:

Notary Public

File Number: 280501336

RETURN TO:

Sidwell Title
5107 Maryland Way
Brentwood, TN 37027

