WARRANTY DEED

ERNESTINE NOELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,900.00

Melissa D. Rogers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of June, 2008.

Ernestine Noell
Notary Public

MY COMMISSION EXPIRES: 9-13-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY and return to
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sharon L. Davis	Countrywide Bank, FSB	08312001500
(NAME)	(NAME)	
2419 Chapman Drive	2021 N. Gallatin Road Suite 280	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206-1517	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20081245

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Andrew K. Denny unmarried**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Sharon L. Davis, married**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Being Lot No. 75, on the Plan of Eastland Acres, Section II, of record in Book 2331, page 7, Register's Office for Davidson County, Tennessee.

Said Lot fronts 75 feet on the northeasterly side of Chapman Drive and extends back 224.3 feet on the northwesterly line and 242.2 feet on the southeasterly line to a dead line in the rear on which it measures 76.7 feet.

BEING all of the same property conveyed to Andrew K. Denny, unmarried, by Warranty Deed from Nelson Early and wife, Jane Oliphant Early dated September 19, 2003 of record in Instrument No. 20030924-01411483, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2419 Chapman Drive, Nashville,, TN 37206-1517

(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, his/her heirs and assigns forever; and I do covenant with the said GRANTEE 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 GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 26th day of June, 2008.

Andrew K. Denny

Davidson County DEEDWARR
Recvd: 06/30/08 10:11 2 pg
Fees:13.00 Taxes:769.23

20080630-0066985

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Andrew K. Denny, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Andrew K. Denny executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of June, 2008.

Commission expires: 9-13-08

Ernestine Noell

Notary Public

