WARRANTY DEED

LESLIE D. NASH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2012

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $208,000.00

Rachel Pate McDonald
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of July, 2009.

Leslie D. Nash
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC, 5560 Franklin Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sarah Taylor	Suntrust Mtg.	083-07-0 070.00
(NAME)	(NAME)	
307 Tillman Lane	P.O. Box 79041	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Baltimore MD 21279	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Wilmot Tord Dennis, married and Treves M. Dennis, an unmarried man, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sarah Taylor, married, HEREINAFTER CALLED THE 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 the westerly 90 feet of the easterly 164.5 feet of Lots Nos. 35, 36 and 37 on the Map of the Subdivision of Robert E. Powers' Lands, as of record in Book 421, Page 56, Register's Office for said County.

Said parts of said Lots front 90 feet on the North side of Tillman Avenue and runs northerly 95 feet, more or less, to a point on the westerly line of Lot No. 36; thence 12 feet easterly to a point ; thence northerly 75 feet, more or less, to a point on the northerly line of Lot No. 37; thence 78 feet easterly to a point at the Northeast corner of said Lot No. 37; thence southerly 169 feet, more or less, to a point on the northerly margin of Tillman Avenue.

BEING all of the same property conveyed to Wilmot Tord Dennis, unmarried by Warranty Deed dated December 17, 2004 from Deutsche Bank Trust Company Americas, fka Bankers Trust Company, as Trustee, of record in Instrument Number 20050128-0010327, Register's Office for Davidson County, Tennessee. Being further conveyed to Wilmot Tord Dennis, married & Treves M. Dennis, a unmarried man by Quitclaim Deed of record in Instrument Number 20090824-0079192, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 307 Tillman Lane, Nashville, TN 37206
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 our hands this 27th day of July, 2009.

Wilmot Tord Dennis by Treves Dennis Atty-In-Fact Treves M Dennis

Wilmot Tord Dennis By: Treves Dennis, Attorney-in-Fact Treves M. Dennis

BILL GARRETT, Davidson County
Trans: T20090057639 DEEDWARR
Recvd: 08/24/09 09:47 2 pgs
Fees: 13.00 Taxes: 769.60
20090824-0079193

File No.: 0047
TN Warranty Deed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Treves M. Dennis, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 27th day of July, 2009.

My Commission Expires:
_____

Notary Public

LESLIE D. NASH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2012

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Treves M. Dennis, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of Wilmot Tord Dennis, acting as that person's agent and attorney in fact, and the said Treves M. Dennis acknowledged that he/she executed the foregoing instrument as agent and attorney in fact for Wilmot Tord Dennis for the purposes therein contained.

WITNESS my hand and seal, this 27th day of July, 2009.

My Commission Expires:
_____

Notary Public,

LESLIE D. NASH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2012