BILL GARRETT, Davidson County
Trans:T20100014058 DEEDWARR
Recvd: 03/09/10 14:35 2 pgs
Fees:13.00 Taxes:688.20
20100309-0018177

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,000.00

Connie Langley
Affiant

Subscribed and sworn to before me, this 5TH DAY OF MARCH, 2010.

Darrell Langley
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) DARRELL LANGLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires MAR 10, 2012

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Affordable Closings, LLC
51115 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip B. Denton and Danica C. Denton	SunTrust Mortgage	091-11 110.00
5007 Illinois Avenue (ADDRESS)	1001 Semmes Avenue (NAME) (ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Richmond, VA 23224 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Alicia Marie Griffith, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Phillip B. Denton and Danica C. Denton, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS 914 AND 916, WEST NASHVILLE NO. 1, BLOCK 130, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 57, PAGES 74 AND 75, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO ALICIA MARIE GRIFFITH, A SINGLE PERSON BY WARRANTY DEED FROM HERSCHEL COOPER, A SINGLE PERSON, RECORDED ON THE 26TH DAY OF APRIL, 2004 IN INSTRUMENT NO. 20040426-0047012, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 5007 Illinois Avenue, Nashville, TN 37209
(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

WARRANTY DEED
(Continued)

singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 5th day of March, 2010.

Alicia Marie Griffith

STATE OF Tennessee

COUNTY OF Davidson

I, DARRELL LANGE, a Notary Public of the County and State first above written, do hereby certify that Alicia Marie Griffith personally appeared before me this 5th day of MARCH, 2010, and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 5th day of March, 2010.

Notary Public

My Commission Expires:

(SEAL)

DARRELL LANGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 10, 2012

RETURN TO:
Affordable Closings, LLC
51115 Maryland Way
Brentwood, TN 37027