THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 10050482**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $70,000.00. Affiant Subscribed and sworn to before me, this 29th day of September, 2010. Notary Public My Commission Expires: 5/20/13

BILL GARRETT, Davidson County
Trans:T20100061963 DEEDWARR
Recvd: 10/01/10 10:04 2 pgs
Fees:13.00 Taxes:259.00
20101001-0078331

DAPHNE D. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

WARRANTY DEED

Address New Owner: Kest Schwartzman 2629 Woodyhill Drive Nashville TN 37207	Send Tax Bills To: PrimeLending 18111 Preston Rd Ste 900 Dallas, TX 75252	Tax Information: Tax Parcel ID No. 071-04 35.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ronald E. Dennis a/k/a Ronald Eugene Dennis, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kest Schwartzman**, ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 294, JOYWOOD HEIGHTS, SECTION II, as shown on plat of record in Plat Book 1130, Pages 92-93, 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 Ronald E. Dennis and wife, Roberta A. Mullins by Warranty Deed from Donald W. Carney and wife, Bertie J. Carney, recorded on the 17th day of December, 1999 in Instrument No. 19991217-0304544, in the Register's Office of Davidson County, Tennessee. The said Roberta A. Mullins also known as Roberta Mullins Dennis having since died on September 29, 2005. Ronald E. Dennis and Ronald Eugene Dennis are one and the same person.

This Conveyance is subject to the matters set forth below:

County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of JOYWOOD HEIGHTS, SECTION II, as recorded in Plat Book 1130, Page(s) 92 thru 93, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is improved property located at 2629 Woodyhill Drive Nashville TN 37207.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of September, 2010.

Ronald E. Dennis a/k/a Ronald Eugene Dennis by Michelle Renee Duran, his Attorney in fact

Ronald E. Dennis a/k/a Ronald Eugene Dennis by Michelle Renee Duran, his attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public of said State and County aforesaid personally appeared Michelle Renee Duran, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Ronald E. Dennis a/k/a Ronald Eugene Dennis, as his lawful Attorney-In-Fact, and that Michelle Renee Duran executed same as the free act and deed of the said Ronald E. Dennis a/k/a Ronald Eugene Dennis as his lawful Attorney-In-Fact.

Witness my hand and seal this 29th day of September, 2010.

Kate Rosenthal
NOTARY PUBLIC

Kate Rosenthal
Printed Name of Notary

My Commission Expires: 11/26/10

Kate Rosenthal
Notary Public
State of Tennessee
County of Sumner