BILL GARRETT, Davidson County
Trans:T20110012730 DEEDWARR
Recvd: 03/03/11 08:15 2 pgs
Fees:13.00 Taxes:555.00
20110303-0016883

This Instrument Prepared by:
Legends Title Services, LLC
155 Legends Drive, Suite O
Lebanon, Tennessee 37087

ADDRESS NEW OWNER:
Adam D. Dennis
101 Dellrose Drive
Nashville, TN 37214

SEND TAX BILL TO:
Franklin American Mortgage Company
501 Corporate Centre Dr., Ste. 400
Franklin, TN 37214

MAP 084
GROUP 14
PARCEL 160

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Bobby Parham, a single woman,** has this day bargained and sold, and does hereby transfer and convey unto **Adam D. Dennis, a single man,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Section Two, Donelson Meadows, as of record in Book 2133, pages 100 and 101, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Hoyle William Parham and wife Bobby Parham by deed from Ghee and Sanders, Inc., a Tennessee Corporation of record in Book 2855, page 381, Register's Office for Davidson County, Tennessee, dated November 13, 1958. Hoyle William Parham has since deceased leaving Bobby Parham surviving tenant by the entirety.

This is improved property known as: **101 Dellrose Drive, Nashville, Tennessee 37214**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2011 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 2133, page 100, and restrictions in Book 2283, page 361, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

002/002
02/28/2011 MON 15:16 FAX

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 28th day of February, 2011

Bobby Parham

Bobby Parham

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Rutherford

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Bobby Parham,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 28th day of February, 2011.

NOTARY PUBLIC

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires JANUARY 4, 2014

My Commission Expires: ~~JAN 04 2014~~

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $150,000.00.

Brenda Shelly

AFFIANT

Subscribed and sworn to before me this the 28th day of February, 2011

NOTARY PUBLIC

My Commission Expires: 12/28/13

DEBORAH A. RAND STATE OF TENNESSEE NOTARY PUBLIC Sumner County