G-23071-4

Box 14-A

BILL GARRETT, Davidson County
Trans:T20110014418 DEEDWARR
Recvd: 03/10/11 10:03 2 pgs
Fees:13.00 Taxes:562.40
20110310-0019124

DEBORAH M. O'NEIL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$152,000.00.**

Kathy Goodson
Affiant

Subscribed and sworn to before me, this the 8th day of March, 2011.

Notary Public

My commission expires: 1/6/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC, Attorney at Law
109 Westpark Drive, Ste. 330 , Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Carien Venter	**Primelending, a Plainscapital Company**	Map 131-05-0-B
253 Summit Ridge Drive	**18111 Preston Rd., Ste 900**	Parcel 253.00CO
Nashville, TN 37215	**Dallas, TX 75252**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

William Clifton Denney and wife, Amy Craig Denney

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Carien Venter, a single woman

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 Lot No. 253 on the plan of Four Seasons, a Condominium Development, together with an undivided percentage interest in the common elements appurtenant to said unit, as set forth in the Master Deed establishing Four Seasons, a Condominium, of record in Book 6841, page 349, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to William Clifton Denneyand wife, Amy Craig Denney by deed from Nancy Duke, an unmarried person, of record in Instrument No. 20060905-0109250, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2011, and subsequent years, easements, and restrictions of record.

This is improved (__X__) Unimproved (____) property, known as **253 Summit Ridge Drive, Nashville, TN 37215**

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 heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE, his 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 my/our hand(s) this 8th day of March, 2011.

William Clifton Denney
William Clifton Denney
By: Valerie D. Roberts, his Attorney in Fact
Valerie Roberts Atty in Fact

Amy Craig Denney
Amy Craig Denney
By: Valerie D. Roberts, her Attorney in Fact
Valerie Roberts Atty in Fact

POWER OF ATTORNEY
STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned Notary Public of said County and State, personally appeared **Valerie D. Roberts,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath did acknowledge to be the Attorney-in-fact for **William Clifton Denney and wife, Amy Craig Denney,** the within bargainor(s), and that as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the names of **William Clifton Denney and wife, Amy Craig Denney,** the within named bargainor(s) by the said **Valerie D. Roberts** as such Attorney-in-Fact.

Witness my hand and official seal, at office at Brentwood, Tennessee on this 8th day of March, 2011.

Notary Public

My commission expires 11/7/2011

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY