WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110019462 DEEDWARR
Recvd: 04/04/11 11:11 2 pgs
Fees:13.00 Taxes:658.23
20110404-0025607

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF APRIL, 2011.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dale L. Denny	**Fifth Third Mortgage Company**	**MAP 156-2**
(NAME) **886 Beech Bend Drive**	(NAME) **5001 Kingsley Drive**	**PARCEL 125.00**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) **Cincinnati, OH 45227**	
(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, **ZACHARY LEE MCDANIEL AND WIFE, JANA MARIE MCDANIEL** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DALE L. DENNY** 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. 625 on the Plan of Harpeth Woods Section of Harpeth Valley Park, of record in Book 4860, page 111, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Zachary Lee McDaniel and wife, Jana Marie McDaniel by Quit Claim Deed from Zachary Lee McDaniel, dated May 26, 2008, recorded June 26, 2008 of record in Instrument No. 20080626-0065805, Register's Office for Davidson County, Tennessee. Being also the same property conveyed to Zachary Lee McDaniel by deed from Daniel C. Klapheke and Alisha M. Klapheke, husband and wife, of record in Instrument No. 20080502-0045207, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2011 real property taxes have prorated and assumed by the grantee(s) and (b) all matters appearing on the plan of record in Plat Book 4860, page 111, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **886 Beech Bend Drive, Nashville, TN 37221**

(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 28th day of March, 2011.

Zachary Lee McDaniel

Jana Marie McDaniel

ACKNOWLEDGMENT

STATE OF ~~TENNESSEE~~ Oklahoma

COUNTY OF ~~DAVIDSON~~ Kingfisher

Personally appeared before me, the undersigned, of said County, Zachary Lee McDaniel, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of March, 2011.

Commission expires: 4-9-2011
#03005328

Notary Public

STATE OF ~~TENNESSEE~~ Oklahoma

COUNTY OF ~~DAVIDSON~~ Kingfisher

Personally appeared before me, the undersigned, of said County, Jana Marie McDaniel, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of March, 2011.

Commission expires: 4-9-2011
#03005328

Notary Public