File No. 110186

WARRANTY DEED

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1616 Westgate Circle, Ste 202
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20110019515 DEEDWARR
Recvd: 04/04/11 12:27 2 pgs
Fees:13.00 Taxes:355.20
20110404-0025671

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,000.00

Affiant

ESTELL RENE KENNEDY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH, 2011.

Notary Public

MY COMMISSION EXPIRES: Oct. 25, 2014

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Chase McGill	New Owner	72-4-187
(NAME) 1503 Norvel Ave.	(NAME)	
(ADDRESS) Nashville, TN 37216	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Jeremy J. Denton and Brook A. Denton, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard Chase McGill, unmarried, 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. 29 on the Map of Shadowlawn, of record in Book 1130, page 84, Register's Office for Davidson County, Tennessee.

Said Lot No. 29 fronts 60 feet on the northerly side of Norvell Avenue and runs back between lines 140 feet on the west line and 135.5 feet (field measure) on the east line, to a dead line in the rear measuring 60 feet thereon.

Being the same property conveyed to Jeremy J. Denton and wife, Brook A. Denton by deed from American consulting Cororation, dated September 28, 2001 and recorded on October 9, 2001 in Instrument No. 20011009-0110031, Register's Office, Davidson County, Tennessee.

The legal description contained herein is the same as in the previous deed of record.

unimproved ☐

This is improved ☒ property, known as 1503 Norvel Ave., Nashville, TN 37216

(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.

File No. 110186
Witness our hands this 31st day of March, 2011.

Jeremy J. Denton

Brook A. Denton

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeremy J. Denton and Brook A. Denton, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of March, 2011.

Commission expires:
2/28/12

Rebecca Campbell
State of Tennessee Notary Public
County of Sumner

Notary Public