WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 214,900.00

Affiant

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY TAMMY MORRIS

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of March, 2012

Notary Public:

MY COMMISSION EXPIRES: 4-23-14
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20120020915 DEEDWARR
Recvd: 03/22/12 14:41 2 pgs
Fees:13.00 Taxes:795.13
20120322-0024531

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Gary A. Nelson	SunTrust Mortgage, Inc.	Parcel ID:
2841 Renee Drive	1001 Semmes Ave., RVW-5093	08412006100
Nashville, TN 37214	Richmond, VA 23224	

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

Michael James Dennis and Patrick Albert Dennis and Ann Lee Dennis Whitefield, Heirs of the Estate of James A. Dennis

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Gary A. Nelson and Stephanie D. Boyd, husband and wife
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:

BEING Lot No. 38 on the Plan of Sunny Acres, Section II of record in Book 2663, Page 39, Register's Office for Davidson County, Tennessee.

Said Lot No. 38 begins at a point in the southerly margin of Renee Drive at the common dividing line between lots Nos. 38 and 39; thence southerly along said dividing line 278.3 feet to a point; thence easterly 212.1 feet to a point in the westerly margin of Lumar Lane; thence northerly along the westerly margin of Lumar Lane, 270.12 feet to the beginning of a curve; thence around said curve 36.29 feet to a point in the southerly margin of Renee Drive; thence westerly 121.02 feet along the southerly margin of Renee Drive to the point of beginning.

Being the same property conveyed to James A. Dennis and wife, Catherine R. Dennis by deed from Ewing O. Harper, Jr. and wife, Lillian G. Harper of record in Book 2922, Page 529, said Register's Office. The said Catherine R. Dennis died June 22, 2010, and the title is vested in James A. Dennis as surviving tenant by the entirety. The said James A. Dennis died intestate on November 1, 2010, leaving as Sole Beneficiaries the Grantors herein. Reference is made to an Affidavit of Heirship of record in Instrument 20110304-0017581, said Register's Office.

This conveyance is subject to Restrictions of record in Book 2736, Page 124, said Register's Office.

This conveyance is made subject to: (1) 2012 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2663, Page 39, said Register's Office.

The signature of Patrick A. Dennis aka Patrick Albert Dennis is signed by his duly appointed Attorney-in-Fact, Michael J. Dennis, pursuant to the Power of Attorney of record in Instrument ~~20120322-0024458~~ 20120322-0024530, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2841 Renee Drive, Nashville, TN 37214

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 16th day of March, 2012.

Michael James Dennis

Patrick Albert Dennis aka Patrick A. Dennis
By: Michael J. Dennis, as Attorney-in-Fact

Ann Lee Dennis Whitefield

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael James Dennis and Ann Lee Dennis Whitefield, the bargainers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 16th day of March, 2012.

My commission expires: 11/7/12

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Michael J. Dennis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument on behalf of Patrick Albert Dennis a/k/a Patrick A. Dennis, as his Attorney-in-Fact, as the free act and deed of the within named Patrick Albert Dennis a/k/a Patrick A. Dennis

Witness my hand and official seal at Goodlettsville, Tennessee, this 16th day of March, 2012.

My commission expires: 11/7/12

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.