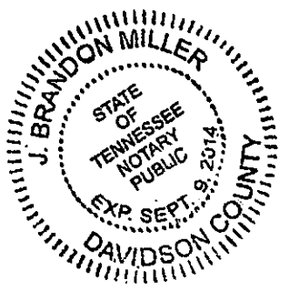
BILL GARRETT, Davidson County
Trans:T20120025774 DEEDWARR
Recvd: 04/09/12 15:16 3 pgs
Fees:18.00 Taxes:424.02
20120409-0030269

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $114,600.00

Affiant

Subscribed and sworn to before me, this the 5th day of April, 2012.

Notary Public

My commission expires: 9-9-2014

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Thomas S. Dennis Melanie Dennis	PRIMARY RESIDENTIAL MORTGAGE, INC	
309 Church St., Unit 306	4950 WEST WILEY POST WAY STE 200	093-061D-306.00C0
Nashville, TN 37201	SALT LAKE CITY, UT 84116	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DENISE ARGUIJO FKA DENISE A. JARVIS, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THOMAS S. DENNIS AND MELANIE DENNIS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit No. 306, and 1 parking space(s), The Exchange Lofts of The Banner Block Condominiums, as established under Master Deed of record in Instrument 200505270060419, as amended in Instrument 200509270115946, Instrument 200607280091581, Instrument 2006073100092812, Instrument 200609070110529, Instrument 200610130127441 and Instrument 200610270133858, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Denise A. Jarvis, unmarried by deed from The Exchange Lofts, LLC of record in Instrument 200506290074738, Register's Office for Davidson County, Tennessee, dated June 20, 2005, corrected by Scrivener Affidavits in Instrument 200510190126059 and 200603150029768 , Register's Office for Davidson County, Tennessee. The said Denise A. Jarvis is now known as Denise Arguijo.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 309 Church St., Unit 306, Nashville, TN 37201.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and

forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 5th day of April, 2012.

Denise Arguijo FKA Denise A. Jarvis

Denise Arguijo FKA Denise A. Jarvis

STATE OF CALIFORNIA
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Denise Arguijo FKA Denise A. Jarvis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 5th day of April, 2012.

see attached
Notary Public

My Commission Expires:

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California
County of Los Angeles

On April 5, 2012 (Date) before me, Ana Garcia-Galvan, Public Notary, (Here Insert Name and Title of the Officer)

personally appeared Denise Arguijo (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____ (Signature of Notary Public)

ANA GARCIA-GALVAN
Commission # 1944566
Notary Public - California
Los Angeles County
My Comm. Expires Jul 17, 2015

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: April 5, 2012 Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Individual	☐ Individual
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact	☐ Attorney in Fact
☐ Trustee	☐ Trustee
☐ Guardian or Conservator	☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____
RIGHT THUMBPRINT OF SIGNER — Top of thumb here	RIGHT THUMBPRINT OF SIGNER — Top of thumb here

© 2010 National Notary Association · NationalNotary.org · 1-800-US NOTARY (1-800-876-6827)