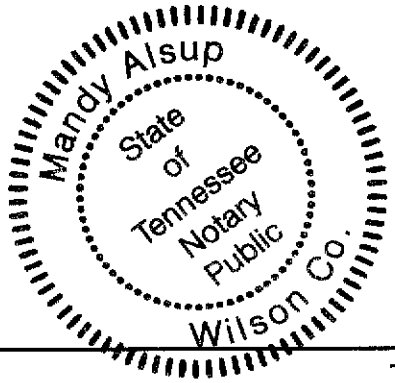
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of July, 2012.

Notary Public

MY COMMISSION EXPIRES: 4-20-2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Roberta L. Denwood, Trustee of The Roberta L. Denwood Trust, dated April 9, 2012	Same as new owner	04411004000
(NAME) 101 Jones Circle	(NAME)	
(ADDRESS) Old Hickory, TN 37138	(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 GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Martha F. Andrews, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Roberta L. Denwood, Trustee of The Roberta L. Denwood Trust, dated April 9, 2012**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Parcel No. 1: Land in Davidson County, Tennessee, being Lot No. 22, on the plan of River Vista Subdivision, of record in Plat Book 1424, Page 118, said Register's Office, reference to which is hereby made for a more complete description.

Parcel No. 2: Being the northerly 5 feet of Lot No. 23 on the plan of River Vista Subdivision as of record in Plat book 1424, Page 118, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Annie T. Deason and Martha F. Andrews, joint tenants and to the survivor of them by Deed from E.I. du Pont de Nemours and Company, dated 04/19/1954 and filed for record on 04/30/1954 in Book 2276, Page 548, Register's Office for Davidson County, Tennessee. The said Annie T. Deason having since died on March 25, 1994, leaving Martha F. Andrews as sole owner of said property.

All matters as set forth per Plat Book 1424, Page 118, said Register's Office.
County of Davidson taxes for the year 2012 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Davidson County DEEDWARR
Recvd: 07/25/12 08:36 3 pgs
Fees:18.00 Taxes:514.30
20120725-0065158

unimproved ☐

This is improved ☑ property, known as 61 Jones Circle, Old Hickory, TN 37138

(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand this 20th day of July, 2012.

Martha F Andrews

Martha F. Andrews

State of Tennessee
County of Wilson

Personally appeared before me Martha F. Andrews, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 20th day of July, 2012.

Notary Public

My Commission Expires: 8.3.15

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Dana Loggins, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

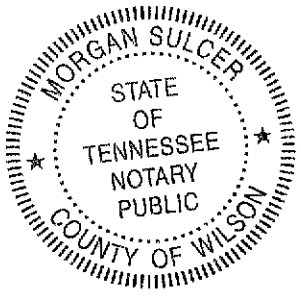
Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public in and for the aforesaid county and state, the within named Dana Loggins, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: 9/2/2013