RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

Prepared By: ~~& Return To:~~
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
13-0494

BILL GARRETT, Davidson County
Trans:T20130041011 DEEDWARR
Recvd: 05/16/13 13:31 2 pgs
Fees:13.00 Taxes:406.98
20130516-0049548

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,995.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th day of May, 2013

Notary Public
Commission Expires: _____

CHRIS MULE' STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-18-2016

Address of New Owner	Send Tax Bills To:	Map & Parcel
Oscar Denning 3033 Fieldstone Drive Antioch, TN 37013	SAME	150-10-0-002.00

WARRANTY DEED

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, I/WE,

David V. Convertino and Patricia Convertino, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Oscar E. Denning and Yolanda G. Denning, 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:

LAND in Davidson County, Tennessee, being Lot No. 85 on the Plan of Section 10-A of Cherry Hills, as of record in Book 4860, Page 97, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to David V. Convertino and Patricia Convertino, husband and wife, in fee simple, remainder to the survivor, by Deed from David V. Convertino, married, and John M. Convertino and Theresa Convertino, husband and wife, dated 10/12/06 and recorded 1/25/11 in Instrument No. 20110125-0006878; and being the same property previously conveyed to David V. Convertino, unmarried and John M. Convertino, married, by Warranty Deed from Dennis E. Barrow and wife, Jon Marie Barrow, dated 4/3/98 and recorded 7/8/98 in Book 11012, Page 872, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3033 Fieldstone Drive, Antioch, TN 37013.

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

Dated this the 14th day of May, 2013.

David V Convertino by Patricia Convertino attorney in fact
David V. Convertino

Patricia Convertino
Patricia Convertino

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **David V. Convertino and Patricia Convertino, husband and wife** 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 within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 14th day of May, 2013.

Notary Public
My Commission Expires: _____

CHRIS MULE'
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-18-2016

(Notary Seal)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 14th day of May, 2013, before me personally apeared Patricia Convertino to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of David V. Convertino, and acknowledged that she executed the same same as the free act and deed of the said David V. Convertino.

Witness my hand and official seal this 14th day of May, 2013.

Notary Public

My Dommission Expires:

CHRIS MULE'
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-18-2016