File No. 20130147

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/07/13 11:48 3 pgs
Fees:18.00 Taxes:329.30
20130807-0082789

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF AUGUST, 2013.

Notary Public

MY COMMISSION EXPIRES: 7-5-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joeann Carr	First Community Mortgage	050-15-0-176.00
(NAME) 3274 Vailview Drive	(NAME) 275 Robert Rose Drive	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Murfreesboro TN 37129	
(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, Donald T. Denton and wife, Frances E. Denton, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joeann Carr, 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. 433 on the Plan of Parkwood Estates, Section III, as of record in Plat Book 3300, Page 31, Register's Office for said County.

SAID Lot No. 433 fronts 125.1 feet on the south side of Vailview Drive and extends back to a point 199.0 feet on the easterly line and 200.1 feet on the westerly line, said lot being triangular in shape.

BEING the same property conveyed to Donald T. Denton and wife, Frances E. Denton by Warranty Deed from Ronald P. Bozza and wife, Barbara S. Bozza dated 10/4/77 and recorded 10/11/77 in Book 5207, Page 649, Register's Office for Davidson County, Tennessee.

Subject to all existing restrictions and/or easements of record, Register's Office for Davidson County, Tennessee.

Frances E. Denton executed this instrument on behalf of Donald T. Denton pursuant to a Power of Attorney of record in Instrument Number 20130807-0082788, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3274 Vailview Drive, Nashville, TN 37207

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No. 20130147

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 2nd day of August, 2013.

Donald T. Denton by Frances E. Denton

Donald T. Denton by Frances E. Denton, Attorney in fact
Attorney in fact

Frances E. Denton

Frances E. 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 Frances E. Denton with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of Donald T. Denton as his Attorney in Fact as the free act and deed of the within named Donald T. Denton.

Witness my hand and official seal this 2nd day of August, 2013.

State Of Tennessee Notary Public Sumner County

Commission expires: 1/26/16

Rebecca Campbell

Notary Public

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 Frances E. Denton, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of August, 2013.

State Of Tennessee Notary Public Sumner County

Commission expires: 1/26/16

Rebecca Campbell

Notary Public

True Copy Certification

I, Yvette Meldrum, 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.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7-5-16

