FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson**
BILL GARRETT, Davidson County Trans:T20130084869 DEEDWARR Recvd: 10/01/13 15:56 2 pgs Fees:13.00 Taxes:1957.30 20131001-0103115	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$529,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **September 26, 2013.** Notary Public MY COMMISSION EXPIRES: 10/18/2016 (AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC
2508 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #**13-0758**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tristan Denley and Kimberly Ann Denley	Regions Bank dba Regions Mortgage	**82-16-122**
(NAME) **602 Russell Street**	(NAME) 2050 Parkway Office Circle	
(ADDRESS) **Nashville,TN 37206**	(ADDRESS) Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Jennifer Hagan-Dier, married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tristan Denley and Kimberly Ann Denley, 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:

LOT 62, BLOODS ADDITION TO EDGEFIELD, NOW EAST NASHVILLE, a plan of said addition being of record in Book 21, Page 5, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Said property fronts 50 feet on the south side of Russell Street, and extends back southwardly between parallel lines, 170 feet to an alley.

Being the same property conveyed to Jennifer Hagan-Dier by Warranty Deed from Primacy Closing Corporation, a corporation organized under the laws of Nevada, recorded August 17, 2005 in Instrument Number 20050817-0097573, Register's Office for Davidson County, Tennessee.

Zachary Dier, spouse of Jennifer Hagan-Dier, joins in the execution of this instrument for the purpose of conveying any interest, marital or otherwise, he may have to the property listed above.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **602 Russell Street, Nashville, TN 37206**
(House Number) (Street) (City, State) (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 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.

IN WITNESS WHEREOF, this instrument has been executed on this the **26th** day of **September, 2013**.

Jennifer Hagan-Dier

Zachary Dier

STATE OF **TENNESSEE**
COUNTY OF **Davidson**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Jennifer Hagan-Dier and Zachary Dier**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **26th** day of **September, 2013**.

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC JAMES ADAMS DAVIDSON COUNTY

My Commission Expires: 5/4/15