This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

BRITTANY GOINS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $195,000.00.

Affiant

Subscribed and sworn before me this the 31st day of October, 2013.

Notary Public
My commission expires: 6-17-17

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Donald R Denning, Sr 2113 Lakeshore Drive Old Hickory, TN 37138	new owner	53-8A-4

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MARGARET HARRIS FORMERLY KNOWN AS MARGARET HUCKABA AND CURT HUCKABA, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DONALD R DENNING, SR AND DEBORAH H DENNING, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Being Unit No. 2113 on the Plan of Lakeshore Pointe Condominiums of record in Book 9700, page 704, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Margaret Huckaba and Curt Huckaba, wife and husband, by deed from William L Breyfogle and Jean E Breyfogle dated June 17, 2005 of record in Instrument No. 20050627-0073341, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 2113 Lakeshore Drive, Old Hickory, TN 37138.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 31st day of October, 2013.

Margaret Harris FKA Margt Huckaba
Margaret Harris formerly known as
Margaret Huckaba

Curt Huckaba

BILL GARRETT, Davidson County
Trans:T20130094201 DEEDWARR
Recvd: 11/04/13 14:31 2 pgs
Fees:13.00 Taxes:721.50
20131104-0114387

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Margaret Harris and Curt Huckaba, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of October, 2013.

My commission expires:

1/15/17

Notary Public

MARK BELL
STATE
OF
TENNESSEE
NOTARY
PUBLIC
WILLIAMSON COUNTY