# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF December, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/2016
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

G-VRES-13-3707

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Kurt Denny** (NAME) | **Same as New Owner** (NAME) | **133-7-58.00** |
| **3707 Norma Drive** (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37211** (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **MARGARET ROBERTSON, EXECUTOR OF THE ESTATE OF PATRICIA A. STAYTON,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **KURT DENNY, MARRIED** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF TENNESSEE, described as follows, to wit:

**LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 5, NORMA HEIGHTS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 1835, PAGE 36, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.**

**BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM DAVID E. PARKER AND WIFE, EVELYN J. PARKER TO PATRICIA A. STAYTON, UNMARRIED AS RECORDED ON THE 18TH DAY OF DECEMBER, 1998 IN DEED BOOK 11259, PAGE 589, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE. SAID PATRICIA A. STAYTON HAVING DIED JULY 7, 2013. PETITION FOR ADMISSION OF WILL TO PROBATE AND APPOINTMENT OF EXECUTRIX WITHOUT BOND AS RECORDED ON THE 15TH DAY OF JULY, 2013 IN DAVIDSON COUNTY PROBATE DOCKET NO. 13P-1183, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.**

**THIS CONVEYANCE IS SUBJECT TO COUNTY TAXE FOR THE YEAR 2014 AND SUBSEQUENT YEARS, A LIEN NOT YET DUE AND PAYABLE; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 1835, PAGE 36 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.**

BILL GARRETT, Davidson County
Trans:T20130105128 DEEDWARR
Recvd: 12/17/13 15:18 2 pgs
Fees:13.00 Taxes:370.00
20131217-0127551

This is
**( ) unimproved**
**( X ) improved**
property known as **3707 Norma Drive Nashville, Tennessee 37211**
(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 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 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/our hand(s) this 13th day of December, 2013.

Estate of Patricia A. Stayton

BY: Margaret R. Robertson
Margaret Robertson, Executor

STATE OF Tennessee
COUNTY OF Davidson

On this the 13th day of December, 2013, before me personally appeared Margaret Robertson, Executor of the Estate of Patricia A. Stayton, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

Witness my hand and official seal, this the 13th day of December, 2013.

Megan Paulus
Notary Public

My Commission Expires: 1-9-16

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**RETURN TO:**
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212