BILL GARRETT, Davidson County
Trans:T20140024241 DEEDWARR
Recvd: 04/10/14 10:33 2 pgs
Fees:13.00 Taxes:952.75

20140410-0030013

# WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,500.00

Bobby Darrell Denson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of April, 2014.

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: 1-9-18

(AFFIX SEAL)

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**

Deanie L. Gregory
Attorney-at-Law
GREATER NASHVILLE TITLE AND
CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Bobby Darrell Denson | Bobby Darrell Denson | 054090A00900 |
| (NAME) | (NAME) | |
| 3033 Lakeshore Drive | 3033 Lakeshore Drive | |
| (ADDRESS) | (ADDRESS) | |
| Old Hickory, TN 37138 | Old Hickory, TN 37138 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Brandon Ingram, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BOBBY DARRELL DENTON, HEREINAFTER CALLED THE GRANTEE, HIS 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 ALL OF LOT NO. 9 on the Final Plat of Lake Shore Pointe and Resubdivision of Lot No. 1 of The Villas of LakeMeade, Phase II, as shown on plat of record as Instrument No. 20040903-0106917 in the Register's Office for Davidson County, Tennessee to which plat reference is here made for a complete description thereof.

Being the same property conveyed to Brandon Ingram by Warranty Deed from VAY, LLC, a Tennessee Limited Liability Company which deed is dated October 4, 2004 and recorded as Instrument No. 20041007-0121272 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2014 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES AS SET FORTH ON THE FINAL PLAT OF LAKE SHORE POINTE AND RESUBDIVISION OF LOT NO. 1 OF LAKEMEADE, PHASE II, WHICH PLAT IS OF RECORD AS INSTRUMENT NO. 20040903-0106917, SAID REGISTER'S OFFICE AND FURTHER SUBJECT TO TERMS, CONDITIONS AND OBLIGATIONS SET FORTH IN RESTRICTIVE COVENANTS AND CONDITIONS APPLYING TO THE SUBDIVISION OF LAKE SHORE POINTE, OF RECORD AS INSTRUMENT NO. 20040903-0106869, SAID REGISTER'S OFFICE.

THIS PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR HEREIN.

unimproved ☑

This is improved ☐ property, known as 3031 Lakeshore Drive, Old Hickory, TN 37138
(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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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 9th day of April, 2014.

Brandon Ingram

STATE OF TENNESSEE

COUNTY OF Davidson

On this 9th day of April, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Brandon Ingram**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
1-9-18

Notary Public,

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

