NEW OWNER:

Angelica Holden
1813 Manchester Avenue
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

FILE NO: 14-0252

Map 069 Group 16-0 Parcel 152.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20140033477 DEEDWARR
Recvd: 05/14/14 11:09 2 pgs
Fees:13.00 Taxes:207.20
20140514-0041315

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Fifty-Six Thousand and 00/100 Dollars** ($56,000.00) cash in hand paid, the receipt of which is hereby acknowledged, **BOBBY RAY DENSON** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **ANGELICA HOLDEN** ("Grantee"), her successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

A certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 45 on the map of Ashton Subdivision, as of record in Plat Book 421, Page 19, Register's Office for Davidson County, Tennessee.

Said Lot No. 45 fronts 100 feet on the Westerly side of Manchester Avenue and runs back between parallel lines, 200 feet to a dead line.

Being the same property conveyed to Bobby Ray Denson, by Warranty Deed from Well Fargo Bank Minnesota, N.A. as Trustee for Certificate Holders of Bear Stearns Asset Backed Securities, Inc., Asset Backed Certificates, Series 2000-2, dated October 6, 2006, and of record in Instrument No. 20061103-0136710, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 1813 Manchester Avenue, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 8 day of **April, 2014**.

Bobby R Denson

BOBBY RAY DENSON

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, BOBBY RAY DENSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 8 day of **April, 2014**.

Jonathan M Tinsley

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 3/29/2016

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The actual consideration or value, whichever is greater, for this transfer is $ **56,000.00** .

x Angelica Holden

AFFIANT

Sworn to and subscribed to before me 8 day of **April, 2014**.

Jonathan M Tinsley

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 3/29/2016