BILL GARRETT, Davidson County
Trans: T20140049184 DEEDWARR
Recvd: 07/10/14 10:05 2 pgs
Fees: 13.00 Taxes: 769.60

20140710-0060713

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 208,000.00

Affiant

Subscribed and sworn to before me, this 7th day of July, 2014.

Notary Public

My commission expires: 1/24/16

LELAND L. COLEMAN JR. STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JAY C. DENSLOW	FRANKLIN SYNERGY BANK	07303008200
2502 TIMWOOD DR	722 Columbia Ave.	
NASHVILLE, TN 37214	Franklin, TN 37064	

FOR AND IN 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 ACKNOWLEDGE, WE,

BRIAN HULSE, MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JAY C. DENSLOW

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:

Being Lot No. 24, on the plan of Section I, Sutherland Heights, as of record in Book 2663, page 18, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description.

BEING THE SAME PROPERTY CONVEYED TO BRIAN HULSE, MARRIED, BY QUITCLAIM DEED FROM HULSE CONSTRUCTION, INC., DATED 12/31/2013 AND RECORDED ON 01/02/2014 IN INSTRUMENT NUMBER 20140102-0000442, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, IN THE AMOUNT OF $0.00. SUBJECT PROPERTY HAS NEVER BEEN THE PRINCIPAL RESIDENCE OF SAID GRANTOR.

ALSO BEING THE SAME PROPERTY CONVEYED TO HULSE CONSTRUCTION, INC., BY SPECIAL WARRANTY DEED FROM HSBC MORTGAGE SERVICES, INC., DATED ON 10/16/2013, RECORDED ON 12/17/2013, INSTRUMENT NO. 20131217-0127514, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

ALSO BEING THE SAME PROPERTY CONVEYED TO HSBC MORTGAGE SERVICES, INC. BY SUBSTITUTE TRUSTEE'S DEED FROM WILLIAM TIMOTHY HILL, AS SUBSTITUTE TRUSTEE, DATED 04/19/2013 AND RECORDED ON 05/30/2013 IN INSTRUMENT NUMBER 20130530-0054136 SAID REGISTER'S OFFICE SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (_____) property known as 2502 TIMWOOD DR, NASHVILLE, TN 37214.

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 in 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.

Witness my/our hand(s) this 7th day of July, 2014.

BRIAN HULSE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, BRIAN HULSE, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of July, 2014.

Notary Public

My Commission Expires: 1/26/15