Box 14
26370-2

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140065124 DEEDWARR
Recvd: 09/03/14 08:33 2 pgs
Fees:13.00 Taxes:1424.50
20140903-0080142

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $385,000.00

Affiant

Subscribed and sworn to before me, this the 29th day of August, 2014.

Notary Public

My commission expires: _____
(AFFIX SEAL)

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Nathaniel D. Sensing	**Farmington Mortgage, a division of CapStar**	**Map 132-13-0, Parcel 066.00**
912 Alder Drive	**2002 Richard Jones Road, Suite 300A**	
Nashville, TN 37220	**Nashville, TN 37215**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Janice L. Sensing, a married person

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

Nathaniel D. Sensing, an unmarried man

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:

LAND in Davidson County, Tennessee, being Lot No. 7 on the Plan of Burchett's Subdivision of Lot No. 12 & Part of Lots No. 14 & 15, Oak Hill Sub'd. No. 1, as of record in Book 2083, Page 36, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Larry Dean Sensing and wife, Janice L. Sensing, by Warranty Deed dated June 5th, 1986, from Gail B. Joor and husband, William W. Joor, of record in Book 6878, Page 643, Register's Office for Davidson County, Tennessee. Said interest is now vested in Janice L. Sensing as surviving tenant by the entirety, the said Larry Dean Sensing died October 10, 1996.

The property conveyed herein is not and never has been the place of residence of the Grantors spouse.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 2083, Page 36, Register's Office for Davidson County, Tennessee; and,

2) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **912 Alder Drive, Nashville, TN 37220**

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 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 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 **29th** day of **August, 2014.**

Janice L. Sensing

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Janice L. Sensing,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **29th** day of **August, 2014.**

Notary Public

My Commission Expires:

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017