WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $246,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th day September 2014.

Notary Public

MY COMMISSION EXPIRES: 3/26/17
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

BILL GARRETT, Davidson County
Trans:T20140071561 DEEDWARR
Recvd: 09/24/14 10:57 3 pgs
Fees:18.00 Taxes:912.05
20140924-0087751

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 2742 N. Mt. Juliet Rd. , Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S):
Angell S. Gleason	Same New owner	109 04 0A 022.00
(NAME)	(NAME)	
2513 Janalyn Trace		
(ADDRESS)	(ADDRESS)	
Hermitage 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Forty-Six Thousand Five Hundred And No/100 Dollars ($246,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Russell J. Dennis and Melissa A. Dennis, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Angell S. Gleason**, 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. 46 on the Plan of Towering Oaks Phase One as shown on the Plan of record in Instrument No. 20071127-0137704 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

Being the same premises conveyed to Russell J. Dennis and Melissa A. Dennis, husband and wife by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated December 10, 2012 recorded December 11, 2012 in Instrument No. 20121211-0114067, in said Register's Office for Davidson County, Tennessee. Being a part of the same premises conveyed to NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes by Special Warranty Deed from Tenn. Contractors, Inc., dated September 13, 2012 and recorded September 13, 2012 in Instrument No. 20120913-0083340, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: MTJ-141050

unimproved ☐

This is improved ☒ property, known as 2513 Janalyn Trace, Hermitage, TN 37076

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, has 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 our hands this 19th day September, 2014.

Russell J. Dennis

Melissa A. Dennis by Russell J. Dennis, her Attorney in Fact

By Russell J. Dennis
Attorney in Fact

File Number: MTJ-141050

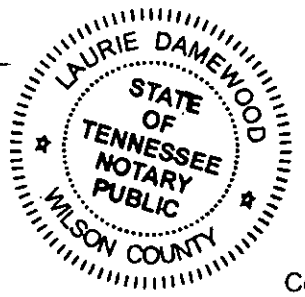
State of Tennessee County of Wilson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Russell J. Dennis, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Melissa A. Dennis as Attorney-in-fact, and acknowledged that he exectued the same as the free act and deed of Melissa A. Dennis for the purposes therein contained.

Witness my hand and official seal, this the 19th of September, 2014.

Notary Public
My Commission Expires: 3/26/17

(SEAL)



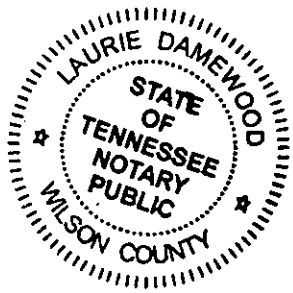
State of Tennessee County of Wilson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Russell J. Dennis, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of September, 2014.

Notary Public
My Commission Expires: 3/26/17

(SEAL)



File Number: MTJ-141050