This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: 14-1223

BILL GARRETT, Davidson County
Trans:T20140075668 DEEDWARR
Recvd: 10/07/14 10:48 2 pgs
Fees:13.00 Taxes:1017.50
20141007-0092843

WARRANTY DEED

THIS INDENTURE, made and entered into this 9/29/2014, by and between **Brusk Bawais**, parties of the first part, and **Cathleen St. Dennis and Lawrence St. Dennis Wife and Husband**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot No. 7 of the Plan of Oakhaven Subdivision, Section 2, of record in Plat Book 9700, page 365 and amended I Book 10902, page 957, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brusk Bawais by deed from Elena L. Jiang and Xue Song Chen dated 10/29/2009, of record in Instrument Number 20091104-0101822, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # **114 07 0 007.00**
☒ Improved **7449 Sawyer Brown Rd, Nashville, TN 37209**
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Brusk Bawais

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Brusk Bawais** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 29th day of September, 2014..

Notary Public

My Commission Expires: 12-15-15

MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

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Owner's Name: **Cathleen St. Dennis and Lawrence St. Dennis Wife and Husband**

and Address: **7449 Sawyer Brown Rd, Nashville, TN 37209**

SEND TAX BILLS TO: HIGHLANDS RESIDENTIAL MORTGAGE, LTD
12001 N. CENTRAL EXPRESSWAY STE 750
DALLAS, TX 75243

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$275,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF Tennessee

COUNTY OF Davidson

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

Notary Public

My Commission Expires: 3/4/15

KIMBRA SPANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY