THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14081782**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $612,250.00. Jenny Pankow Affiant Subscribed and sworn to before me, this 15th day of October, 2014. Kim Perry Notary Public My Commission Expires: 3/26/17

KIM PERRY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20140078449 DEEDWARR
Recvd: 10/17/14 13:46 2 pgs
Fees:13.00 Taxes:2265.33
20141017-0096074

WARRANTY DEED

Address New Owner: Gerald R. Pankow ~~702 Westview Avenue~~ 3924 Kimpalong Nashville TN 37205	Send Tax Bills To: Pinnacle Bank 150 3rd Avenue South, Ste 900 Nashville, TN 37201	Tax Information: Tax Parcel ID No. 13007005400

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James M. Denson and Kathy Denson, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Gerald R. Pankow, II and Jenny F. Pankow, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Two Tracts of land in Davidson County, Tennessee, described as follows:
Tract I: Being the South 100 feet of the West 200 feet of Lot No. 179 on the Map of The Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, Pages 102 and 103.
Said part of said Lot No. 179 fronts 100 feet on the Easterly side of Westview Avenue and runs back between parallel lines, 200 feet to a dead line.

Tract II: Being the Northerly half of Lot No. 181-A of the Royal Oaks Land Company's Subdivision, as of record in Book 421, Pages 102 and 103, described according to an unregistered plan of said Subdivision made by W. B. Southgate, Surveyor, as follows:
Said Northerly half of Lot No. 181 fronts 50 feet on the East side of Westview Avenue and extends back 300 feet, more or less, between parallel lines to the rear line of Lot No. 180, on which it measures 50 feet in the rear.

Being the same property conveyed to James M. Denson by Warranty Deed from Philip A. Lutin, Executor under the Will of Ethel W. Lutin, deceased, recorded on the 24th day of August, 1981 in Deed Book 5786, Page 174, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015, and thereafter, not yet due and payable.
Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ROYAL OAKS LAND CO'S SUBDIVISION OF THE BAKER TRACT, as recorded in Plat Book 421, Page(s) 102-103, Register's Office for Davidson County, TN.

This is improved property located at 702 Westview Avenue, Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of October, 2014.

James M. Denson

Kathy Denson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James M. Denson and wife, Kathy Denson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of October, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018