WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of December, 2014.

Notary Public

MY COMMISSION EXPIRES: 7-6-15

(AFFIX SEAL)

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Comm. Exp.

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph Denes	F & M Bank	103-2-098.00
(NAME)	(NAME)	
117 Oceola Avenue	2021 Richard Jones Road, Ste 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Christopher Sweeney and Lauren Sweeney, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph Denes**, a single 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, and described as follows: being part of Lot No. 8 of the subdivision of the C. C. Vernon Farm, of record in Book 161, Page 164, in the Register's Office for Davidson County, Tennessee.

Being the Northerly part of Lot No. 4 on the unrecorded plan of said part of Lot No. 8, described according to a survey made by Z. J. Wilkinson, Surveyor, September 2, 1946, as follows: Beginning on the Westerly margin of Oceola Avenue at the Northeast corner of the property conveyed to Mrs. Mary E. Hirsbrunner by deed from E. C. Talley and wife, of record in Book 1634, Page 289, said Register's Office; thence with said Hirsbrunner's Northerly line, Westwardly 198 Feet, more or less, to the Easterly line of the A. J. Peal property; thence with said Peal's Easterly line, Northwardly 45 Feet to an iron Pin, the Southwest corner of Lot No. 2, thence with the Southerly line of Lots Nos. 2 and 3, Eastwardly 200.8 Feet to the Westerly Margin of Oceola Avenue; thence with same, Southwardly 55 Feet to the beginning.

Being the same property conveyed to Christopher D. Sweeney and wife, Lauren B. Sweeney by Warranty Deed dated 02/24/2010 from Ron Keith, Unmarried, in the amount of 149,000.00 of record in Instrument 201002260014708, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 117 Oceola Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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.

BILL GARRETT, Davidson County
Trans:T20140091915 DEEDWARR
Recvd: 12/09/14 09:57 2 pgs
Fees:13.00 Taxes:703.00
20141209-0112547

Witness our hands this 5th day of December, 2014.

Christopher Sweeney

Lauren Sweeney

State of Tennessee
County of Davidson

the undersigned, a Notary Public, the within named

Personally appeared before me Christopher Sweeney and Lauren Sweeney, with whom I am personally acquainted, and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 5th day of December, 2014.

Notary Public
My Commission Expires: 7-6-15

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015