910

Box 13

WARRANTY DEED

BETH HAZELWOOD NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 03-20-2018

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $33,333.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JANUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: March 20, 2018.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Preston Lohmeyer	New Owner	119-02-0-237.00
(NAME)	(NAME)	
PO Box 294		
(ADDRESS)	(ADDRESS)	
Brentwood TN 37024		
(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, Barbara Faye Brunger and Fred Denton, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Preston Lohmeyer and Gordon H. Thompson, 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. 174 on the Map of Sterling Heights, Section Five, as of record in Book 1835, Page 37, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Luther H. Denton and Judy M. Denton, by deed of record in Book 7025, Page 742, and corrected in Book 7112, Page 684. Luther H. Denton died 12/23/1989 intestate, his interest having vested in Edna Mae Denton, his spouse and his children Judy M. Denton, Barbara Faye Brunger, Jerry Denton and Fred Denton reference the heirship affidavits stated below. Edna Mae Denton died 2/8/1998 testate and devised her interest to Judy M. Denton by Last Will and Testament of record in Probate Case No. 98P-1108, Davidson County, TN Probate Court. Jerry Denton died 11/20/2006 intestate leaving as his sole heirs his wife, Linda B. Denton and his only children Jennifer Sanders and Johnathan Denton reference heirship affidavit in instrument # 20150223-0015118, and instrument # 20150223-0015119 recorded simultaneously herewith said Register's Office. Judy M. Denton died intestate on 2/1/2010 and her estate was administered reference No. 10P-388 said probate court. Her interest went to Barbara Brunger, Jennifer Sanders and Johnathan Denton, however, should have included Fred Denton. Linda Denton (Jerry Denton's Wife), Jennifer Sanders and Johnathan Denton conveyed their interest to Barbara Brunger by quitclaim deed recorded simultaneously herewith in instrument # 20150223-0015120, leaving the remaining heirs and interest for the property to Barbara Brunger and Fred Denton our sellers.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 2204 Sandra Drive, Nashville, TN 37210
(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:T20150012820 DEEDWARR
Recvd: 02/23/15 09:27 2 pgs
Fees:13.00 Taxes:123.33
20150223-0015121

Witness our hands this 21st day of January, 2015.

Barbara Faye Brunger

Fred Denton

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Barbara Faye Brunger and Fred Denton, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 21st day of January, 2015.

Commission expires: March 20, 2018

Notary Public

BETH HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-20-2018