BILL GARRETT, Davidson County
Trans: T20150013685 DEEDWARR
Recvd: 02/25/15 10:36 2 pgs
Fees: 13.00 Taxes: 484.70
20150225-0016089

#9250

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

# WARRANTY DEED

ET-15-3535

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,000.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF February, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/24/14 (AFFIX SEAL)

JERI ROPER NOTARY PUBLIC STATE OF TENNESSEE COUNTY

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Marcus Gardner | Peoples Home Equity, Inc. | |
| 3790 Marydale Drive | (NAME) 5205 Maryland Way, Ste 100 | |
| (ADDRESS) Nashville, TN 37207 | (ADDRESS) Brentwood, TN 37027 | 41-7-88.00 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ROBERT DENSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARCUS GARDNER, UNMARRIED,, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 20, BELL VALLEY, as shown on plat of record in Plat Book 3500, Page 45, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property

Being the same property conveyed to Robert Denson, married by Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., recorded on the 3rd day of December, 2012 in Instrument No. 20121203-0110627, in the Register's Office of Davidson County, Tennessee.

Robert Denson is currently unmarried. His spouse at the time of purchase was never titled to the property or ever resided in the property.

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

unimproved ( )
This is improved ( X ) property, known as 3790 Marydale Drive, Nashville, Tennessee 37207
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 20th day of February, 2015.

Robert Denson

STATE OF Tennessee

COUNTY OF Wilson

On this the 20th day of February, 2015, before me personally appeared Robert Denson to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 20th day of February, 2015.

Notary Public

My Commission Expires: 10/24/16

(SEAL)

JERI ROPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520