NEW OWNER:

Robert E Denson
100 Chitwood Court
Old Hickory, TN 37138

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

Franklin American Mortgage
500 Corporate Centre Dr, Ste 400
Franklin, TN 37067

FILE NO: 15-0060

Map 063 Group 16-0-B Parcel 180.00CO

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20150017598 DEEDWARR
Recvd: 03/11/15 10:28 2 pgs
Fees:13.00 Taxes:658.60
20150311-0020751

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Seventy-Eight Thousand and 00/100 Dollars ($178,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **MATTHEW W. WOLFORD AND WIFE, AMANDA N. WOLFORD** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **ROBERT E. DENSON, AN UNMARRIED MAN** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 262, Hampton Park (Formerly Chitwood Downs), as shown on Plat of record in Plat Book 6900, Page 550, amended in Book 8181, Page 112, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Matthew W. Wolford and wife, Amanda N. Wolford, by Warranty Deed from Nathan A. Rogers, married, dated September 28, 2010, and of record as Instrument No. 20101001-0078672, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 100 Chitwood Court, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantee that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free,

clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 27 day of **February, 2015**.

MATTHEW W. WOLFORD

AMANDA N. WOLFORD

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, MATTHEW W. WOLFORD AND AMANDA N. WOLFORD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 27 day of **February, 2015**.

NOTARY PUBLIC

My commission expires: 6-13-17

JESSICA N. BROOKS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ 178,000.00 .

AFFIANT

Sworn to and subscribed to before me 27th day of **February, 2015**.

NOTARY PUBLIC

My commission expires: 10/24/16

AMIE JO GRAVITT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Return to:

Executive Title LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
615-773-0520