WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150027245 DEEDWARR
Recvd: 04/13/15 09:31 2 pgs
Fees:13.00 Taxes:1158.10
20150413-0032113

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$313,000.00.**

Affiant

Subscribed and sworn to before me, this the 10th day of April, 2015.

Notary Public

My commission expires: 5-8-18
(AFFIX SEAL)

ANNA MOSLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2018

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
William Vincent DeMain	**New Owner**	**Map 103-10-0 Parcel 015-00**
740 Branch Creek Road		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jack Skinner and Stephanie Skinner, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William Vincent DeMain

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. 34, on the Plan of Brookside Courts, Addition No. 3, of record in Book 1835, Page 107, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jack Skinner and Stephanie Skinner, husband and wife, by Deed dated July 6, 2009 from Amy Michelle Ewing, now James, a married person, of record in Instrument No. 20090709-0064033, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 1835, Page 107, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) A permanent easement for driveway purposes of record in Book 5268, Page 676, and in Book 5279, Page 754, and in Book 5793, Page 677, Register's Office for Davidson County, Tennessee. (3) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (X) Unimproved ( ) property, known as **740 Branch Creek Road, Nashville, TN 37209**

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 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.

Witness my/our hand(s) this 10 day of **April, 2015.**

Jack Skinner

Stephanie Skinner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Jack Skinner and Stephanie Skinner,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10 day of **April, 2015.**

Notary Public

My Commission Expires: 11-15-15

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.