Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-1720

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Barry Dennis Carol Dennis 1301 Westvale Drive Nashville, TN 37221	new owner	126-16-A-440.00

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $235,000.00

Affiant

Subscribed and sworn to before me, this the 31st day of August, 2015.

Notary Public

My Commission Expires: _____
(Affix Seal)

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2017

BILL GARRETT, Davidson County
Trans:T20150075807 DEEDWARR
Recvd: 09/04/15 13:42 2 pgs
Fees:13.00 Taxes:869.50
20150904-0090542

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **William Houston and Connie Houston, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Barry Dennis and Carol Dennis, husband and wife,** 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. 593, Final Plat, Parkview at Riverwalk, Phase I, as shown on plan of record in Instrument No. 20050215-0016985, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to William Houston and Connie Houston, husband and wife by Warranty Deed from Helena A. Nesbitt, an unmarried woman, dated March 31, 2014, recorded April 2, 2014, of record in Instrument No. 20140402-0027491, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to Helena A. Nesbitt, an unmarried woman by Warranty Deed from Corinthian Custom Homes, Inc., dated September 26, 2007, recorded October 1, 2007, of record in Instrument No. 20071001-0116772, said Register's Office.

This is Improved property located at: **1301 Westvale Drive, Nashville, TN 37221**

This conveyance is made subject to (1) Property taxes for the year 2015, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of **August, 2015.**

GRANTOR(S)

Bill Houston
also known as William Houston

Connie Houston

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Bill Houston* and Connie Houston** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the 28th day of **August, 2015.**

Amanda Vaughn
Notary Public
My Commission Expires: 8/23/2016

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

*also known as William Houston