| THIS INSTRUMENT WAS PREPARED BY | STATE OF TENNESSEE |
|---|---|
| Bankers Title & Escrow Corp.<br>3310 West End Ave., Ste. 540<br>Nashville, TN 37203 | COUNTY OF Davidson<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 437,500.00.<br>Nancy Enoch<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF October, 2015.<br>Amy C Sohleur<br>Notary Public<br>MY COMMISSION EXPIRES: 9-11-17<br>(AFFIX SEAL) |

BILL GARRETT, Davidson County
Trans:T20150099683 DEEDWARR
Recvd: 11/23/15 15:33 2 pgs
Fees:13.00 Taxes:1618.75
20151123-0118808

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jackson Moore | New Owner | MAP |
| 919 Waterswood Drive | | PARCEL 132-13-0-011.00 |
| Nashville, TN 37220 | | |
| (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, I, **Jean N. Dennison, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **R.L. Moore, Trustee of the Waterswood Trust**

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. 8 on the Plan of Waterswood Acres of record in Plat Book 3300, Page 92, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 8 fronts 185 feet on the south side of Waterswood Drive and extends back 239.1 feet on the east line and 244.25 feet on the west line to a dead line in the rear on which it measures 185.1 feet.

Being the same property conveyed to Marshall Dennison, Jr. and wife, Jean N. Dennison by Warranty deed from K. R. Stanfill and wife, Jean Stanfill of record in Book 3614, page 361, Register's Office for Davidson County, Tennessee, dated August 22, 1963 and recorded on August 23, 1963. Being also known as 919 Waterswood Drive Nashville, TN 37220. The said Marshall Dennison, Jr. has since died leaving Jean N. Denison as the surviving tenant by the entireties.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **919 Waterswood Drive, Nashville, TN 37220.**

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.

Witness my hand( ) this the 23rd day of October, 2015.

Jean N. Dennison by
John M. Dennison, Attorney in Fact

Jean N. Dennison

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, **John M. Dennison**, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument on behalf of **Jean N. Dennison,** and who acknowledged that she executed the same as the free act and deed of **Jean N. Dennison.** Witness my hand and official seal this 23rd day of October, 2015.

Witness my hand and official seal this the 23rd day of October, 2015.

My Commission expires: 9-11-17

Amy C. Schleier
Notary Public

AMY C. SCHLEIER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY