Davidson County DEEDWARR
Recvd: 12/02/15 09:41 3 pgs
Fees:18.00 Taxes:5161.50
20151202-0121349

PREPARED BY (AND RETURN TO):
Wilkins & Ivey, Attys.

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Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

#32117

W & I Ref: () Title No.: 58039
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Marc Dennis Kennon Dennis 208 Cantrell Avenue Nashville, TN 37205	Pinnacle Bank 150 3rd Avenue South, Suite 900 Nashville, TN 37201

TAX MAP PARCEL NUMBERS: 10413001700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,395,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Timothy P. Flinn and Erin B. Hand, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Marc Dennis and Kennon Dennis, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 5, the Northerly 10 feet of Lot No. 6 and the Southerly 10 feet of Lot No. 4 on the Subdivision of Lots 6, 7, 8, and 9 in Block F and Lots 8, 9, and 10 in Block E, Whitland Realty Co.'s Subdivision, of record in Book 421, page 169, Register's Office for said County, also being marked "Hirsig" on the plan of Resubdivision of certain lots in Blocks E, F and G in Whitland Realty Co.'s Subdivision, of record in Book 547, page 35, Register's Office for said County. Also shown on the Map of Bransford Realty Co.'s Subdivision of certain lots in Whitland Realty Co.'s Subdivision, of record in Book 547, page 53, Register's Office for said County.

Said Lot No. 5 and parts of Lots No. 6 and 4 adjoin and front together 80 feet on the Easterly side of Cantrell Avenue (formerly Wilson Avenue) and run back between parallel lines, 200 feet to a dead line, and are a part of the Original Lot No. 8 of Block F.

Being the same property conveyed to Timothy P. Flinn and Erin B. Hand, husband and wife by Warranty Deed from Debra M. Fish, unmarried, dated August 22, 2014, recorded on August 25, 2014, of record in Instrument No. 20140825-0077291, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2016, and subsequent years; All Matters shown on The Plan of record in Book 421, page 169, Book 547, page 35 and Book 547, page 53, said Register's Office. Restrictive Covenant for Detached Structure of record in Instrument No. 20150623-0059962, said Register's Office.

This is improved property, known as 208 Cantrell Avenue, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 1st day of December, 2015.

Timothy P. Flinn

Erin B. Hand

State of Tennessee

County of Davidson

On this 1st day of December, 2015, before me the undersigned authority, personally appeared Timothy P. Flinn and Erin B. Hand, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $1,395,000.00.

Affiant

Sworn and subscribed before me this 1st day of December, 2015.

Notary

My Commission Expires:

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 7, 2019

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GERALD G. PATTERSON, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

