Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20160002638 DEEDWARR
Recvd: 01/11/16 15:40 2 pgs
Fees:13.00 Taxes:3552.00
20160111-0002904

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
3200 West End Avenue, Suite 500
Nashville, TN 37203
TN BPR # 11639
615.414.1368 fax 615.915.4964

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $960,000.00.

Affiant

Subscribed and sworn to before me, this 8TH day of JANUARY, 2016.

Notary Public
My commission expires:

SHIRA HUGHES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 04-11-2017

Address of New Owner:	Send Tax Bills to:	Tax Information
ERIN KINNEY	New Owner	131-07-0030.00
4504 SHYS HILL ROAD		
Nashville, TN 37215		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT DENDY AND WIFE, LISA R. SILVER,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **ERIN KINNEY AND WESLEY KINNEY, WIFE AND HUSBAND,** hereinafter called the Grantees, their successors 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. 3 ON THE PLAN OF SECTION IV, SEVEN HILLS OF RECORD IN PLAT BOOK 2854, PAGE 11, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO ROBERT DENDY AND WIFE, LISA R. SILVER, BY WARRANTY DEED DATED SEPTEMBER 19, 2003, FROM R. JACK FREEMAN AND WIFE, LAURA FREEMAN, OF RECORD IN INSTRUMENT NO. 20030923-0140603, DAVIDSON COUNTY REGISTER OF DEEDS.

This property is improved property known as 4504 Shys Hill Road, Nashville, TN 37215.

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, her heirs, successors and assigns, forever. Grantor covenants with Grantees 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 does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 8th day of January, 2016.

ROBERT DENDY

LISA R. SILVER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, ROBERT DENDY AND LISA R SILVER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in NASHVILLE, TENNESSEE, this 8TH day of JANUARY, 2016.

BRIAN PAYNE, Notary Public

My Commission expires: 11/04/18 (seal)

