PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20160025729 DEEDWARR
Recvd: 03/30/16 14:42 2 pgs
Fees:13.00 Taxes:1559.55
20160330-0030140

W & I Ref: (DM) Title No.: 58143
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
William Benson Emily S. McEver 154 Haverford Drive Nashville, TN 37205	Pinnacle Bank 150 3rd Avenue South, Suite 900 Nashville, TN 37201

TAX MAP PARCEL NUMBERS: 11516007600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$421,500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William B. Denbo, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William Benson and Emily S. McEver, as joint tenants with right of survivorship,** 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. 15 on the Plan of West Meade Farms Section 3 of record in Book 1835, page 4, Register's Office for said County.

Said Lot No. 15 fronts 98.0 feet on the northerly margin of Haverford Drive and extends back 171.1 feet on the easterly line and 179.0 feet on the westerly line to a dead line in the rear, measuring 98.3 feet thereon.

Being the same property conveyed to William B. Denbo by Warranty Deed from Truman Markley Earl and wife, Jane Mallory Kidd Earl, dated June 19, 2009 and recorded on June 25, 2009, of record in Inst. No. 20090625-0059168, Register's Office for Davidson County, Tennessee.

Natalie Hnatusko Denbo, spouse of William B. Denbo, joins in execution of this instrument solely to convey any marital interest she might have in the subject property.

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; The Plan, with Owner's Certificate, of record in Book 1835, page 4, said Register's Office, which Plan shows a 40, foot minimum building setback line from Haverford Drive, and a 20 foot easement for public utility purposes along the rear line of said lot.

This is improved property, known as 154 Haverford Drive, 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 30th day of March, 2016.

William B. Denbo

Natalie Hnatusko Denbo

State of Tennessee

County of Davidson

On this 30th day of March, 2016, before me the undersigned authority, personally appeared **William B. Denbo and Natalie Hnatusko Denbo** 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: $421,500.00.

Affiant

Sworn and subscribed before me this 30th day of March, 2016.

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

Notary

My Commission Expires: