This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 04/07/16 15:35 2 pgs
Fees:13.00 Taxes:277.50
20160407-0033582

WARRANTY DEED

THIS INDENTURE made and entered into this 7th day of April, 2016, by and between Brian Anthony Dennis and Brian Anthony Dennis Trustee, of the Martha Dennis Residuary Family Sub-Trust, party of the first part, and David Craig, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Lot 52 and Lot 53 on the Plan of Maplecrest Subdivision of record in Plat Book 1835, Page 27-28, in the Register's Office of Davidson County, Tennessee for a more accurate description of said lot.

Included but excluded in this conveyance is that property conveyed to State of Tennessee of record at Instrument No. 20020628-0078317 in the said Register's Office.

Subject to Ingress and Egress easement in deed of record at Instrument No. 20020628-0078317 in said Register's Office, Tennessee.

Being all or part of the same property conveyed to Brian Anthony Dennis 1/2 interest and Brian Anthony Dennis Trustee, of the Martha Dennis Residuary Family Sub-Trust for the benefit of Brian Anthony Dennis and his descendants, as to an undivided 1/2 interest by virtue of that certain Quit Claim Deed dated September 8, 2015, at Instrument No. 20150911-0092507 in the Register's Office of Davidson County, Tennessee.

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(S), his heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Plat Book 1835, Pages 27 & 27, Easements at Book 4883, Page 916 and Book 4901, Page 292 in said Register's Office, Tennessee; 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 GRANTEE(S), his heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Brian Anthony Dennis

Brian Anthony Dennis, Trustee, of the Martha Dennis Residuary Family Sub-Trust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Brian Anthony Dennis, Individually, and Brian Anthony Dennis, Trustee, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 7th day of April, 2016.

Notary Public

My Commission Expires: 7-3-17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: David Craig
3217 Freno Ln
Nashville, TN 37214

Tax Parcel No 08410002400

Property Address: 2209 Maplecrest
Nashville, TN 37214

MAIL TAX BILLS TO: owner at owners address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $75,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 7th day of April, 2016.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019