This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $179,900.00.

Affiant

Subscribed and sworn before me this the 31st day of March, 2016.

Notary Public
My commission expires: 9-17-16

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Davidson County DEEDWARR
Recvd: 04/08/16 15:31 3 pgs
Fees:18.00 Taxes:665.63
20160408-0034011

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Benjamin Joseph Denny 1204 Reelfoot Circle Nashville, TN 37214	Franklin American Mortgage C 6100 Tower Circle, Suite 600 Franklin, TN. 37067	108-12-0-132.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, DENNIS W. TOLLISON and wife, JILLIAN N TOLLISON, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BENJAMIN JOSEPH DENNY, an unmarried man, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 106 on the Plan of Section Two, Reelfoot of record in Plat Book 5200, Page 727, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Dennis W. Tollison, unmarried by Cash deed from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., of record in Instrument No. 20100622-0048651 Register's Office for Davidson County, Tennessee, dated June 14, 2010 and recorded on June 22, 2010.

Subject to all Easements and Restrictions of record.

THIS IS _XX_ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 1204 Reelfoot Circle, Nashville, TN 37214.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

PT
JT

Witness my hand this the 31st day of March, 2016.

Dennis W. Tollison

Jillian N Tollison

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Dennis W. Tollison and Jillian N Tollison, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of March, 2016.

My commission expires:

1/15/17

Notary Public

MARK BELL
STATE
OF
TENNESSEE
NOTARY
PUBLIC
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

I, Kimie Perry, 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.

Kimie Perry
Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Liz Jones, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Liz Jones
Notary's Signature

My Commission expires: 8-14-17
Notary Seal (if on paper)

