THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Jerry D. Denton
521 Pike Hill Road
McMinnville, TN37110

MORTGAGEE
Citizens Tri-County Bank
101 west main Street
McMinnville, TN 37110

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
064 09 0A 016.00CO

BILL GARRETT, Davidson County
Trans:T20170029230 DEEDWARR
Recvd: 04/06/17 15:05 2 pgs
Fees:13.00 Taxes:370.00
20170406-0033952

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Allison Moritz, as the Executor of the Estate of Luisa Moritz,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jerry D. Denton,** hereinafter called the Grantees, their heirs 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 Unit No 4564, Shown as Exhibit "A" Southfork Condominiums Phase One, Being part of the Master Deed in Book 6783, Page 839, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Luisa Moritz, unmarried, by deed from Barry Construction Co, dated 10/31/1986, of record in Book 7030, Page 488, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 6783, Page 839, First Amendment in Book 6994, Page 447, Amendment in Book 8291, Page 955, and Southfork HOA amendments to rules and regulations and Master Deed in Instrument No. 20020327-0037726, Charter of Southfork HOA in Book 6790, Page 998, Storm Water Detention Agreement in Book 6566, Page 208; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 6250, Page 386, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the grantee.

This is improved property known as **4564 South Trace Blvd. Old Hickory, TN 37138.**

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 and assigns, forever; and we do covenant with the said Grantees 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 unless otherwise herein set out; 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 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 our hands this 23rd day of March, 2017.

Allison Moritz, Executor

Allison Moritz, Executor

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Allison Moritz, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of March, 2017.

NOTARY PUBLIC

DEANN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1-7-20

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $100,000.00.

AFFIANT

Subscribed and sworn to before me this 23rd day of March, 2017.

NOTARY PUBLIC

SHERRY BURDETTE
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

My Commission Expires: 9-12-17