BILL GARRETT, Davidson County
Trans:T20170043672 DEEDWARR
Recvd: 05/23/17 10:28 2 pgs
Fees:13.00 Taxes:524.28
20170523-0051040

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-0801

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,696.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd day of May, 2017

Notary Public
Commission Expires: 7.8.18

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Address of New Owner	Send Tax Bills To:	Map & Parcel
Richard Denzer 490 Flintlock Court Nashville, TN 37217-3609	Franklin American Mtg. 6100 Tower Circle S-600 Franklin, TN 37067	135-16-0B-044.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN 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,

Bethany Barnes, f/k/a Bethany Bartholomew and husband, Jonathan D. Barnes

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Richard B. Denzer and wife, Joyce Denzer

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. 44 on the Plan of Woodridge at Nashboro Village of record in Plat at Instrument No. 20021120-0143949, 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 Bethany Bartholomew, an unmarried woman by Warranty deed from Edward A. Sloan, Jr., an unmarried man of record in Instrument No. 20070705-0079715 Register's Office for Davidson County, Tennessee, dated June 29, 2007 and recorded on July 05, 2007. Bethany Bartholomew having since married and is now known as Bethany Barnes. Jonathan D. Barnes hereby joins in this conveyance to convey any marital interest he may have had in the subject property as the spouse of Bethany Barnes.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 490 Flintlock Court, Nashville, TN 37217-3609.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 22nd day of May, 2017.

Bethany Barnes

Jonathan D. Barnes

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Bethany Barnes and Jonathan D. Barnes** 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 at Brentwood, Tennessee this 22nd day of May, 2017.

Notary Public
My Commission Expires: 1-13-20

(Notary Seal)

CHRIS MULE'
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY