THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
1000 Pleasant Grove Place
Suite 200
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20170056720 DEEDWARR
Recvd: 07/03/17 12:20 2 pgs
Fees:13.00 Taxes:518.00
20170703-0066750

ADDRESS NEW OWNER:
Andrew Denton et ux
123 Hamblen Avenue
Old Hickory, Tennessee 37138

MORTGAGEE:
Sylvia J. Denton
302 24th Street
Old Hickory, Tennessee 37138

SEND TAX BILLS:
NEW OWNER

MAP-PARCEL:
05312000800
05312001900

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, **Sylvia J. Denton,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Andrew Denton and wife, Erin 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:

> Being Lot No. 15 of Block "D" and a part of an unnumbered tract lying northeast of and in the rear of said Lot on the Map of Subdivision No. 3 of the Life and Casualty Insurance Company's Property at Old Hickory, Tennessee, of record in Book 974, page 11, Register's Office for Davidson County, Tennessee.
>
> Said Lot and part of unnumbered tract front 60 feet on the northeasterly side of Hamblen Avenue and run back between parallel lines 340 feet to the southwesterly margin of the right-of-way of the Tennessee Central Railroad.
>
> Being the same property conveyed to Anna Boze Edmonds, a life estate interest, and a remainder interest to Sylvia J. Denton, by quitclaim deed from Dean Robinson, Trustee, as of record in Instrument No. 20120504-0038390, Register's Office for Davidson County, Tennessee. The said Anna Boze Edmonds died on October 13, 2016, vesting title in the Grantor.
>
> The property is not the marital residence of the Grantor and her spouse is not required to join in this conveyance.

This is improved property known as 123 Hamblen Avenue, Old Hickory, Tennessee 37138.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

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 my hand this 29th day of June, 2017.

SYLVIA J. DENTON

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sylvia J. Denton**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 29th day of June, 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 **$140,000.00.**

AFFIANT

Subscribed and sworn to before me
this 29th day of June, 2017.

NOTARY PUBLIC

DEANN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.7.20