RECORDING INFORMATION

Bill Garrett Davidson County
Batch# 15433 DEEDWARR
10/19/2017 12:00:26 PM 2 pgs
Fees: $13.00 Taxes: $999.00

20171019-0107164

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
3037A Highway 31W, P.O. Box 887
White House, TN 37188

STATE OF TN)
COUNTY OF Davidson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $270,000.00.

Affiant

Sworn to and subscribed before me this 13th day of October, 2017.

Notary Public

My Commission Expires: 5/5/2020

(SEAL)

AMANDA VAUGHN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Nicholas F. Zielony 2502 Timwood Drive Nashville, TN 37214	Home Point Financial Corp. 9 Entin Road, Suite 200 Parsippany, NJ 07054	073-03-0-082.00

This Indenture is made on the 13th day of October, 2017, by and between **JAY C. DENSLOW and REBECCA FAY DENSLOW, husband and wife** ("Grantor"), and **NICHOLAS F. ZIELONY, a single man** ("Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Section One, Sutherland Heights of record in Book 2663, Page 18, 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 Jay C. Denslow by Warranty Deed from Brian Hulse, married, of record in Instrument No. 20140710-0060713, Register's Office for Davidson County, Tennessee, dated July 07, 2014 and recorded on July 10, 2014.

Being the same property conveyed to Jay C. Denslow & Rebecca Fay Denslow by Quitclaim Deed from Jay C. Denslow, of record in Instrument No. 20150123-0006680, Register's Office for Davidson County, Tennessee, dated January 16, 2015 and recorded on January 23, 2015.

This is improved property known as 2502 Timwood Drive, Nashville, TN 37214.

This conveyance is being made subject to:

1. Any and all applicable zoning and setback requirements.

RECORD & RETURN TO:
Midtown Title of Murfreesboro
1639 Medical Center Pkwy., Ste. 101
Murfreesboro, TN 37129
File No.: M177086

2. Taxes for the year 2017, a lien due and payable, but not yet delinquent.

3. Taxes for the year 2018 and subsequent years, a lien not yet due and payable.

4. Subject to all matters shown on the Plan of record in Book 2663, Page 18, Register's Office for Davidson County, Tennessee.

5. Restrictions of record in Book 2634, Page 202, Book 2692, Page 19 and Book 2692, Page 353, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 13th day of October, 2017.

GRANTOR:

Jay C. Denslow

Rebecca F. Denslow
Rebecca Fay Denslow

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, JAY C. DENSLOW and REBECCA FAY DENSLOW, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of October, 2017.

Notary Public

My Commission Expires: 6/19/18

VALERIE MICHELLE WEBB
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY