Bill Garrett Davidson County
Batch# 62181 DEEDWARR
02/23/2018 03:40:38 PM 2 pgs
Fees: $13.00 Taxes: $1,036.00
20180223-0017531

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive, S-290
Brentwood, TN 37027
18-0197

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Carmen Coats
Affiant

ELIZABETH C. AYLSWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 6, 2020

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd day of February, 2018

Elizabeth C Aylsworth
Notary Public
Commission Expires: 7/6/20

Address of New Owner	Send Tax Bills To:	Map & Parcel
Patrick G. Parker 309 Seven Springs Way Apt# 105 Brentwood, TN 37027	NEW OWNER	160-15-0D-021.00-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,

John R. Dennis and Brenda S. Dennis, husband and wife

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

Patrick G. Parker, married and Andrew D. Parker, unmarried, as joint tenants with rights of survivorship

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. 21, on the plan of St. Martin Square at Seven Springs Condominiums, filed as Exhibit "E-2" to and established by the Master Deed of record in Instrument No. 200603100028319, as supplemented and amended by Instrument No. 200611090139692, Instrument No. 200807300077840, and Instrument No. 200906240058791, Register' s Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete description of said Unit.

Being the same property conveyed to Thomas C. Livesay and Sherie Livesay, husband and wife by deed from St Martin Square Inc., a Tennessee Corporation of record in Instrument No. 20060816-0100793 Register's Office for Davidson County, Tennessee, dated August 09, 2006 and recorded on August 16, 2006.

Being the same property conveyed to John R. Dennis and Brenda S. Dennis, husband and wife by Warranty deed from Thomas C. Livesay and Sherie Livesay, husband and wife of record in Instrument No. 20160303-0020485 Register's Office for Davidson County, Tennessee, dated February 29, 2016 and recorded on March 03, 2016.

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: 309 Seven Springs Way Apt# 105, Brentwood, TN 37027.

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 February, 2018.

John R. Dennis

Brenda S. Dennis

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

John R. Dennis and Brenda S. Dennis, husband and wife

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 February, 2018.

Notary Public

My Commission Expires: 5/8/2018

(Notary Seal)

