31576

Bill Garrett Davidson County
Batch# 89476 DEEDWARR
05/08/2018 08:49:30 AM 3 pgs
Fees: $18.00 Taxes: $776.64
20180508-0043799

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $209,902.00.

Affiant

Subscribed and sworn before me this the 7th day of May, 2018.

Notary Public
My commission expires: 9/2/18

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Gabriel Sterling 91 Ocala Dr. Nashville, TN 37013	CalCon Mutual Mortgage LLC 3131 Camino Del Rio N #1680 San Diego, CA 92108	162-07-0 225.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, RYAN K. DENTON AND DAISY DENTON, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to GABRIEL STERLING, A SINGLE PERSON, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 38, as shown on the map entitled Section 2-B, Whittemore Valley, of record in Book 6200, page 443, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Ryan K. Denton, a single man, by deed from Jessica Lascelle, a single woman, dated 08/14/2015, of record in Instrument No. 20150818-0082989, said Register's Office.

The said Ryan K. Denton having since married Daisy Denton. Daisy Denton joins in this conveyance to convey any interest she may have in the property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 91 Ocala Dr., Nashville, TN 37013.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

RD DD

Witness my hand this the 7th day of May, 2018.

Ryan K. Denton

Daisy Denton

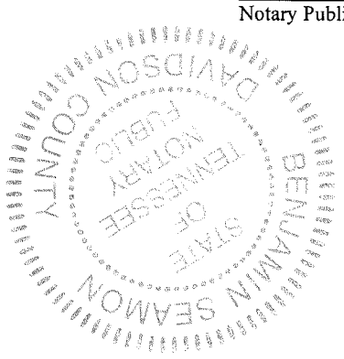
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ryan K. Denton and Daisy Denton, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of May, 2018.

My commission expires: 9-10-2018

Notary Public



I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

PETER WEISS

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state PETER WEISS who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/2/18

Notary Public

