Bill Garrett Davidson County
Batch# 129768 DEEDQC
08/16/2018 11:01:03 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180816-0081259

QUIT CLAIM DEED

BARBARA COLLINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires December 17, 2018

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$0.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10 DAY OF August, 2018.

Barbara Collins
Notary Public

MY COMMISSION EXPIRES: 12-17-2018
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY and RETURN TO:
CRUMP & RICHARDSON, PLLC, 2043 N. Ocoee Street, NE, Cleveland, TN 37311

FILE # 18-07-3215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin J. Denney	**IServe Residential Lending LLC**	**108-12-0-132.00**
(NAME)	(NAME)	
1204 Reelfoot Circle	**15015 Avenue Of Science, Suite #250**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**San Diego, CA 92128**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **BENJAMIN JOSEPH DENNEY, (ERRONEOUSLY REFERRED TO AS BENJAMIN JOSEPH DENNY IN DEED OF ACQUISITION), ALSO KNOWN AS BENJAMIN J. DENNEY, UNMARRIED**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BENJAMIN J. DENNEY, UNMARRIED

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 Lot No. 106 on the Plan of Section Two, Reelfoot, of record in Plat Book 5200, Page 727, 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 Benjamin Joseph Denny, an unmarried man by Warranty Deed from Dennis W. Tollison and wife, Jillian N. Tollison, of record in Instrument No. 20160408-0034011, Register's Office for Davidson County, Tennessee, dated March 31, 2016 and recorded on April 08, 2016.

Subject to all matters shown on the Plan of record in Plat Book 5200, Page 727, Register's Office for Davidson County, Tennessee.

Subject to Restrictions of record in Book 6411, Page 920, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

unimproved ☐
This is improved ☒ property, known as **1204 Reelfoot Circle Nashville TN 37214**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns. 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 10th day of August, 2018.

Benjamin Joseph Denney

BENJAMIN JOSEPH DENNEY

Benjamin Joseph Denny (erroneously referred to as)

BENJAMIN JOSEPH DENNY (erroneously referred to as)

Benjamin J Denney

A/K/A BENJAMIN J. DENNEY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me Barbara Collins of the state and county mentioned personally appeared , **Benjamin Joseph Denney, a/k/a Benjamin Joseph Denny, a/k/a Benjamin J. Denney** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 10 day of August, 2018.

Barbara Collins

Notary Public

BARBARA COLLINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires December 17, 2018

My Commission Expires: 12-17-2018