THIS INSTRUMENT PREPARED BY:

Larry L. Roberts, Attorney
Roberts, Thornton & Pence
627 Second Avenue South
Nashville, TN 37210

Prepared from information received from Grantor and Grantee. This attorney did not conduct a title search, issue a title opinion letter, or issue the title insurance regarding the sale of this property.

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is $ 40,000.00

Bryan Denson
AFFIANT

Sworn to and subscribed before me this 8th day of February 2019.

John Roberts
NOTARY PUBLIC

JOHN ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 3/2/2021

Karen Johnson Davidson County
Batch# 194169 DEEDWARR
02/11/2019 03:41:26 PM 2 pgs
Fees: $13.00 Taxes: $148.00

20190211-0012830

WARRANTY DEED

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS:	MAP/PARCEL
SHERRY METTETAL WOODS 2013 Farley Place Nashville, Tennessee 37210-2418	SAME	095050A00400CO

For and in consideration of the sum of Forty Thousand ($40,000.00) dollars, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, and other good and valuable consideration, the Grantors, Bryan Eugene Denson and wife, Cherri Harris Denson, do hereby bargain, sell, and convey to Sherry Mettetal Woods, her successors and assigns forever, their one-half (1/2) undivided interest in a certain parcel or tract of land in Davidson County, Tennessee, being more particularly described as follows:

BEING Lot No. 4 on the plan of Belle Acres, Section I, as of record in Book 5200, Page 144, and revised in Book 5200, Page 277, Register's Office for Davidson County, Tennessee.

SAID Lot No. 4 fronts 36 feet on the easterly margin of Farley Place, and extends back 151.44 feet on the southerly line and 118.47 feet on the northerly line to a dead line in the rear measuring 33.51 feet thereon.

This is one-half (1/2) undivided interest in certain property conveyed by Deed from George A. Woods, Jr., and April Woods to Bryan Denson and Michelle Denson of record as instrument 20030807-0112305 and by Deed from Teddie Michelle Woods Waddell, formally known as Michelle Denson, to Sherry Mettetal Woods, unmarried, trustee for Ella Jean Woods Denson, of record as instrument 20170719-0072858, Register's Office for Davidson County, Tennessee.

This is improved property known as 2013 Farley Place, Nashville, Tennessee 37210.

Cherri Harris Denson joins in this conveyance for the purpose of conveying her marital rights in the described property to the Grantee. George A. Woods, Jr. and George A. Wood are one in the same person. Teddie Michelle Woods Waddell and Michelle Denson are one in the same person.

Grantors covenant with the Grantee that they are lawfully seized and possessed of one-half (1/2) interest in the described property in fee simple absolute and that they have a good right to convey their one-half (1/2) undivided interest therein and that the same is unencumbered except for a first mortgage indebtedness not to exceed $59,223.00 which the Grantor assumes and agrees to pay in full within ninety (90) days from the date hereon.

Grantors further covenant and bind themselves, their heirs, and assigns to warrant and forever defend the title of the property to the Grantee, her successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors has hereunto executed deed this 8th **day of** February **, 2019.**

BRYAN EUGENE DENSON, GRANTOR

CHERRI HARRIS DENSON, GRANTOR

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a notary public in the said state and county aforesaid, BRYAN EUGENE DENSON and CHERRI HARRIS DENSON, both known personally to me, and who, upon their oaths, acknowledged they executed the foregoing Warranty Deed for the purposes contained therein.

Sworn to and subscribed before me this 8th day of February, 2019.

ROLAND T. HAIRSTON II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

NOTARY PUBLIC

My Commission Expires: 9/7/2021