Karen Johnson Davidson County
Batch# 200035 DEEDWARR
02/27/2019 03:43:55 PM 2 pgs
Fees: $13.00 Taxes: $1,010.10
20190227-0017970

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $273,000.00. Affiant Subscribed and sworn to before me, this the 26th day of February, 2019. Notary Public My commission expires:

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Timothy Dennis Amber Dennis	F & M BANK	
2761 Lower Walkers Creek Rd.	10 CADILLAC DR, STE 100	017-00-0-209.00
Goodlettsville, TN 37072	BRENTWOOD, TN 37027	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOHN W. GIFFORD, UNMARRIED, AND BECCA M. HENRICHS, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TIMOTHY DENNIS AND AMBER DENNIS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A TRACT OF LAND IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, ON THE WEST SIDE OF LOWER WALKERS CREEK ROAD, AND MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY BY WAYNE S. COOPER, SR., SURVEYOR, OCTOBER 17, 1970, CERTIFICATE NO. 17, AS FOLLOWS:

BEGINNING AT A FENCE, THE ORIGINAL NORTHWEST CORNER OF THE BINKLEY PROPERTY AND AN IRON PIN; THENCE SOUTH 85 DEG. 00' EAST 311.8 FEET TO AN IRON PIN; THENCE SOUTH 24 DEG. 30' EAST 341 FEET TO AN IRON PIN ON THE MARGIN OF LOWER WALKERS CREEK ROAD, SOUTH 46 DEG. 00' WEST 165.8 FEET TO AN IRON PIN; THENCE LEAVING SAID ROAD NORTH 49 DEG. 00' WEST 264 FEET TO AN IRON PIN; THENCE SOUTH 8 DEG. 30' WEST 161 FEET TO AN IRON PIN; THENCE NORTH 89 DEG. 00' WEST 152 FEET TO AN IRON PIN AND THE ROBERT M. SMITH PROPERTY; THENCE NORTH 5 DEG. 00' EAST' 436.7 FEET TO THE POINT OF BEGINNING, CONTAINING 3.2 ACRES, MORE OR LESS.

Being the same property conveyed to Kelli Sanderson and Angela Sanderson by warranty deed from Gordon G. Howey, Jr., unmarried of record in Instrument No. 20150617-0057900 Register's Office for Davidson County, Tennessee, dated 06/11/2015 and recorded on 06/17/2015.

Being the same property conveyed to John W. Gifford, a single person, and Becca Henrichs, a single person by Warranty deed from Angela Sanderson and Keli Sanderson of record in Instrument No. 20180608-0055120 Register's Office for Davidson County, Tennessee, dated May 29, 2018 and recorded on June 8, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2761 Lower Walkers Creek Rd., Goodlettsville, TN 37072, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 26th day of February, 2019.

John W. Gifford

Becca M. Henrichs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named John W. Gifford and Becca M. Henrichs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 26th day of February, 2019.

Notary Public

My Commission Expires: 5/3/21

