Karen Johnson Davidson County
Batch# 202041 DEEDWARRSP
03/05/2019 02:52:30 PM 5 pgs
Fees: $28.00 Taxes: $1,387.50
20190305-0020086

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5 day of March, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Tanya Davis, a single woman	SAME AS NEW OWNER	155 03 0C 031.00
(NAME)	(NAME)	
8072 Poplarwood Rd	8072 Poplarwood Dr	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For Good and valuable consideration, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned **Alvin Loyd Denton, an unmarried person,** and **Erle Allen Nye, Jr., a/k/a Erle Allen Nye, Trustee of the Luke Denton Trust, created by instrument dated February 28, 2012** and **Christian Luke Denton, an unmarried person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Tanya Davis, a single woman**, hereinafter referred to as Grantee, his/her/their heirs and assigns forever, all of its right, title and interest in the following described real estate, situated Davidson County, State of Tennessee, described as follow, to-wit:

Land in Davidson County, Tennessee, being Lot No. 31 of Revision One Final Plat of Poplar Wood, Section II, a Planned Unit Development of record in Plat Book 9700, Page 587, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Leslie Lyn Denton and husband, Alvin Loyd Denton by Warranty Deed from The Jones Company Custom Homes of Tennessee, Inc., a Tennessee corporation dated August 5, 1999 and recorded August 6, 1999 in Book 11610, Page 701, in said Register's Office for Davidson County, Tennessee. Pursuant to Final Decree, filed in Case No 11D-1615, Fourth Circuit Court for Davidson County, property vested to Leslie Lyn Denton and Alvin Loyd Denton, tenants in common. The said Leslie Lyn Denton having died testate on November 21, 2012, her Last Will and Testament being probated in Case No. 13P301 in the Seventh Circuit Court for Davidson County Tennessee, pursuant to the Will said property was devised to Erle Allen Nye, Trustee of the Luke Denton Trust, created by instrument dated February 28, 2012.

Christian Luke Denton, beneficiary of the Luke Denton Trust, joins in the execution of this instreument in order to convey any interest he may have in the subject property.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 8072 Poplarwood Rd, Nashville, TN 37221

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 do 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 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 our hands this 28th day of February, 2019.

Alvin Loyd Denton

STATE OF TENNESSEE
COUNTY OF DAVDISON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named **Alvin Loyd Denton** , the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of February, 2019.

Notary Public

My Commission Expires: 11/08/2021

J. WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2021

(SEAL)

File Number: GRN-1900657SSO

, Trustee

Erle Allen Nye, Jr., a/k/a Erle Allen Nye, Trustee of the Luke Denton Trust, created by instrument dated February 28, 2012

STATE OF Texas

COUNTY OF Dallas

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named **Erle Allen Nye, Jr., a/k/a Erle Allen Nye, Trustee of the Luke Denton Trust, created by instrument dated February 28, 2012** , the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of February, 2019.

Eloise Brunton Long
Notary Public

My Commission Expires: 9/14/2020

NOTARY PUBLIC STATE OF TEXAS
Eloise Brunton Long
Notary Public, State of Texas
My Comm. Expires 09-14-2020
Notary ID 2552990

(SEAL)

Christian Luke Denton

Christian Luke Denton

STATE OF TENNESSEE

COUNTY OF HAMILTON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named **Christian Luke Denton** , the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of February, 2019.

Deborah Howard

Notary Public

My Commission Expires: January 25, 2021

(SEAL)



File Number: GRN-1900657SSO

True Copy Certification

I, Christopher M Corriveau, do herby 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 a true and correct copy of the original document executed and authenticated According to law.

Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires: 5/5/2020

Notary's Seal (if on Paper)