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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Rd, Ste 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 190520613**<br><br>Karen Johnson Davidson County<br>Batch# 235158 DEEDWARR<br>05/28/2019 12:20:30 PM 3 pgs<br>Fees: $18.00 Taxes: $2,627.00<br>20190528-0050092 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $710,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this24th day of May, 2019.<br><br>Notary Public<br>My Commission Expires: _____<br><br>DANIELLE CHANDLER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON<br>MY COMMISSION EXPIRES: APRIL 10, 2022 |

## WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Constance A. Smith<br>53 Wyn Oak<br>Nashville TN 37205 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>104 14 0G 081.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jeffrey L. Deneen and Teresa S. Deneen, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Constance A. Smith**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 72 on the Revised Final Plat of Whitworth, Phase I, as shown by plat of record in Plat Book 7900, Page 140-145, and as amended to change set back line in Book 9274, Page 348, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Jeffrey L. Deneen and Teresa S. Deneen by Warranty Deed from Rebecca C. DePriest, recorded on the 6th day of August, 2007 in Instrument No. 20070806-0093397, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WHITWORTH, PHASE I, as recorded in Plat Book 7900, Page(s) 140-145, amended in Book 9274, Page 348.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 8026, Page 305, amended in Book 8282, Page 45, amended in Book 9144, Page 153, amended in Book 9778, Page 27 and amended at Instrument No. 20020812-0097386.

Easement to City of Nashville, recorded in Book 3467, Page 194, Book 3467, Page 204 and Book 3505, Page 338.

Dedication of Easement as set forth in instrument recorded in Book 7868, Page 959.

Dedication of Common Area as set forth in instrument recorded in Book 9778, Page 29.

This is improved property located at 53 Wyn Oak Nashville TN 37205

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 24th day of May, 2019.

Jeffrey L. Deneen

Teresa S. Deneen
By: Jeffrey L. Deneen, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffrey L. Deneen with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Teresa S. Deneen and that he is authorized by Teresa S. Deneen to execute this instrument on her behalf.

WITNESS my hand, at office, this 24th day of May, 2019.

Notary Public

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

**True Copy Certification**

I, Thomas Vorholt, do hereby make oath that I am a licensed attorney and/or 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 and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Danielle Chandler, a notary public for this county and state, Thomas Vorholt who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires _____

Notary Seal

DANIELLE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
APRIL 10, 2022