Karen Johnson Davidson County
Batch# 236048 DEEDWARR
05/29/2019 03:02:39 PM 2 pgs
Fees: $13.00 Taxes: $721.50

20190529-0050811

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $195,000.00.

Affiant

Subscribed and sworn to before me, this the 23rd day of May, 2019.

Notary Public

My Commission expires: 10/7/19

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave, Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Michael D. Denney and Martha Jill Denney	Michael D Denney Martha Jill Denney	**161-09-0A-090.00-CO**
4848 Bevendean Drive, D8	140 Dunrovin Drive	
Nashville, TN 37211	Crossville, TN 38555	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Marvin A. Whorley and wife, Susan G. Whorley

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

Michael D. Denney and Martha Jill Denney, 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:

Land in Davidson County, Tennessee, being Unit No. D-8 as set forth in the Master Deed Establishing Brighton Village, Phase 6, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, 101, et seq., as amended, of record in Instrument No. 20080117-0005582 as amended by First Amendment to Master Deed of record as Instrument No. 20080808-0081965 in the Register's Office for Davidson County, Tennessee; said unit also being shown as part of Exhibits "E" and "A" to said Master Deed, as amended.

Being the same property conveyed to Marvin A. Whorley and wife, Susan G. Whorley by Warranty deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20110728-0057860 Register's Office for Davidson County, Tennessee, dated July 27, 2011 and recorded on July 28, 2011.

A Deed recorded at Instrument No. 20110728-0057860 contained an error in the legal description. The property is in Phase 6. This error was corrected in Scrivener's Affidavit recorded at Instrument No. 20190522-0048513, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__x__) unimproved (____) property known as 4848 Bevendean Drive, D8, Nashville, TN 37211.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 MY/OUR HANDS EFFECTIVE AS OF 23rd day of May, 2019:

Marvin A. Whorley by Susan G. Whorley - Attorney-in-fact

Marvin A. Whorley by Susan G. Whorley, his attorney-in-fact

Susan G. Whorley

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

ACKNOWLEDGEMENT FOR SIGNATURE MADE BY ATTORNEY-IN-FACT

Personally appeared before me, a Notary Public of said County and State, Susan G. Whorley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for Marvin A. Whorley ("Principal"), the within named grantor, and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 23rd day of May, 2019.

My Commission Expires: 5/25/20

Notary Public

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Susan G. Whorley, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 23rd day of May, 2019.

My Commission Expires: 5/25/20

Notary Public

20191250R

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY