Warranty Deed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $449,000.00

Affiant

Subscribed and sworn to before me, this the 20th day of September, 2019.

Notary Public

My commission expires: 1/8/21

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2021

Karen Johnson Davidson County
Batch# 291397 DEEDWARR
09/25/2019 03:35:25 PM 2 pgs
Fees: $13.00 Taxes: $1,661.30

20190925-0097643

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

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Heidi Lynn Dennis	First Community Mtg	09800017500, 09800004500
3173 Earhart Road	202 Robert Rose Dr. #200	
Nashville, TN 37076	Murfreesboro, TN 37129	

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, **BRAN SCOTT AND ELANE O'ROURKE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THOMAS DENNIS AND HEIDI LYNN 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:

TRACT NO. 1
Land in the 4th Civil District of Davidson County, Tennessee, described according to a survey by Murray D. Shanklin, Surveyor, dated April 25, 1975, as follows:

Beginning at a point in the east margin of Earhart Road, said point being the southwest corner of property conveyed to James A. Garvin and wife, Joyce C. Garvin by deed of record in Book 4921, Page 632, Register's Office for Davidson County, Tennessee; thence northerly with Earhart Road N 18 deg. 27' W 184.92 feet to an iron pin; thence continuing with Earhart Road, around a curve having a radius of 465.013 feet a distance of 63.71 feet to a point; thence leaving Earhart Road S 84 deg. 05' E 627.00 feet to a point; thence S 5 deg. W 223.05 feet to a point in the north line of Melvin A. Ferrells north line N 84 deg. 45' W 523.86 feet to an iron pin, the point of beginning, and containing 3.01 acres, more or less.

TRACT NO. 2
Land in the 4th Civil District of Davidson County, Tennessee, .076 acres triangularly shaped, described according to a survey by E. P. Hall, R.L. S. Dated March 8, 1989, more particularly described as follows:

Beginning at a point in the easterly margin of Earhart Road, said point being the northwest corner of the property conveyed to William J. Donahue, et al, by a deed of record in Book 5936, Page 257, Register's Office for Davidson County, Tennessee, hereinafter referred to as the "Donahue property"; thence running with the easterly margin of Earhart Road around a slight curve having a distance of 36.2 feet to a point in the easterly margin of Earhart Road next to a fence post; thence leaving Earhart Road South 74 deg. east 200.0 feet to a point in the northerly boundary line of the Donahue Property; thence with the northerly boundary line of the Donahue Property north 84 deg. 5 min. West 188.2 feet to the beginning point in the easterly margin of Earhart Road.

Return to:
Rudy Title and Escrow, LLC
...nue South
Nashville, TN 37212
FILE #: CSR-193172

Being the same property conveyed to Bran Scott and Elane O'Rourke, husband and wife by Warranty deed from David Hacker, Sr. and wife, Sharon Hacker of record in Instrument No. 20141208-0111943 Register's Office for Davidson County, Tennessee, dated December 3, 2014 and recorded on December 8, 2014.

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 3173 Earhart Road, Nashville, TN 37076, 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 20th day of September, 2019.

Bran Scott

Elane O'Rourke

STATE OF ~~TENNESSEE~~ CALIFORNIA
COUNTY OF ~~DAVIDSON~~ SANTA CLARA

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Bran Scott and Elane O'Rourke, 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 20th day of September, 2019.

Notary Public

My Commission Expires: Oct 31 2022

WALTER CROCE
Notary Public - California
Santa Clara County
Commission # 2260961
My Comm. Expires Oct 31, 2022