Name and Address of New Owner:
James Fleming and Asunta Fleming
1912 Myleen Place
Old Hickory, TN 37138

Karen Johnson Davidson County
Batch# 490520 DEEDWARR
10/06/2020 12:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,849.63
20201006-0115749

Send Tax Bills To:
Interline Mortgage Services, LLC
6314 Maryland Way, Suite 201
Brentwood, TN 37027
This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 064-03-0A-092.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Eustace Denton, married man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **James Fleming and Asunta Fleming, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot 171, PHASE 11, SECTION ONE, BRANDYWINE POINTE, as shown on plat of record in Plat Book 9700, Page 148, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Eustace Denton, unmarried by Warranty Deed from Eric B. Snyder and wife, Jessica H. Snyder, dated December 10, 2010, of record in Instrument No. 20101217-0100441, in the Register's Office of Davidson County, Tennessee.

Sharlene Denton, wife of Eustace Denton, joins in the execution of this instrument for the purpose of relinquishing all of her rights, title and interest, marital or otherwise, in and to this subject property.

This conveyance is subject to the current year's property taxes which have been prorated, 2020 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 1912 Myleen Place, Old Hickory, TN 37138

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 1st day of October, 2020.

Eustace Denton (SEAL)
Eustace Denton

Sharlene Denton (SEAL)
Sharlene Denton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of October, 2020, before me personally appeared Eustace Denton and Sharlene Denton, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or ~~persons~~') free act and deed.

Witness my hand, at office, this 1st day of October, 2020.

Notary Signature
My commission expires: 05/09/2023

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $499,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Carmen Coats
(Affiant)

Sworn to and subscribed before me this
1st day of October, 2020.

Julie Bailey
Notary Public
My commission expires: 9/2/2024
File No. 20-1429

JULIE BAILEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 02, 2024

True Copy Certification

I, **Angie Lawless**, do hereby 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 is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller,** a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022