WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **29TH DAY OF JUNE, 2000.**

Notary Public

MY COMMISSION EXPIRES: February 2004

(AFFIX SEAL)

Instr:200007060067036 Page: 1 OF 2
REC'D FOR REC 07/06/2000 11:06:05AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $355.20

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel Serrano	**Right Mortgage Company**	**86-8-3**
(NAME)	(NAME)	
405 Autumn Knoll Court	**106B West Hills Drive**	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	**Lebanon, TN 37087**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **George F. Henry and wife Tracy A. Henry**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Samuel Serrano, married**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

That certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 161, Phase III on the Plan of Jackson's Retreat, of record in Book 5200, Pages 517 and 518, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete description.

Being the same property conveyed to George F. Henry and wife Tracy A. Henry by deed of record in Book 9691, Page 912, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of George F. Henry by Tracy A. Henry as his Attorney-In-Fact pursuant to recorded Power of Attorney being recorded simultaneoulsy herewith.

unimproved ☐

This is improved ☒ property, known as **405 Autumn Knoll Court, Hermitage, TN 37076**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 **my/our hand(s)** this **29th day of June, 2000**.

George F. Henry

Tracy A. Henry

State of Tennessee County of Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Tracy A. Henry the bargainor(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 and official seal at Antioch, Tennessee, this 29th day of June, 2000.

Commission expires: 2-18-01

Notary Public

State of Tennessee County of Davidson

On this 29th day of June, 2000 before me personally appeared Tracy A. Henry, the person who executed the foregoing instrument on behalf of George F. Henry, and acknowledged that she executed the same as the free act and deed of the said George F. Henry, through Power of Attorney granted her, by the said George F. Henry.

Commission Expires: 2-18-01

Notary Public