WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/23/03 16:49 2pgs
Fees:13.00 Taxes:296.00

20030423-0054556

DEBORAH K. DEVINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Tabitha M. Calhoun
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MARCH, 2003.

Deborah K. Devine
Notary Public

MY COMMISSION EXPIRES: November 27, 2004.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cleo Rodgers	Cleo Rodgers	136-10B-2
(NAME)	(NAME)	
2847 Lake Forest Drive, Unite 15	Same	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(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, Frederick L. Henderson, and wife Nancy A. Henderson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cleo Rodgers, 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:

Land in Davidson County, Tennessee, being Lot No. 15, Unit 15 on the Condominium Site Plan, Lots 15-20 and 41-56 of Priest Lake Forest, Section Four of record in Plat Book 5200, Page 574, amending Plat Book 5200, Page 573, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Frederick L. Henderson by QuitClaim Deed from Joyce H. Henderson of record in Instrument No. 20010821-0090309, Register's Office for Davidson County, Tennessee, and also being the same property conveyed to Fred L. Henderson and wife, Joyce H. Henderson by Deed from Keith Becker and wife, Rhonda Becker of record in Book 7721, Page 322, said Register's Office.

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

unimproved ☐

This is improved ☒ property, known as 2847 Lake Forest Dr. Condominium 15, Nashville, TN 37217
(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 28th day of March, 2003.

Frederick L. Henderson

Nancy A. Henderson

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 Frederick L. Henderson, 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.

Witness my hand and official seal at Nashville, Tennessee this 28th day of March, 2003.

Commission expires: November 27, 2004

DEBORAH K. DEVINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Deborah K. Devine Notary Public

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 Nancy A. Henderson, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of March, 2003.

Commission expires.

Tina D Hall Notary Public

4-19-04

TINA D. HALL NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

Return to
Advantage Title & Escrow
109 Kenner Avenue
Nashville, TN 37205
615-292-2665

#591