WARRANTY DEED

MISTY HICKS NOTARY PUBLIC AT LARGE DAVIDSON CO. TENNESSEE My Commission Exp. July 29, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of February, 2005.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southern Title,LLC, 2401 Memorial Blvd.

Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
OHB Investments, LLC	OHB Investments, LLC	
(NAME) 1713 Grandy Place	(NAME) 1713 Grandy Place	64-16-D-79
(ADDRESS) Old Hickory, Tn 37138	(ADDRESS) Old Hickory, Tn 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20050133

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Beverly Henderson**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **OHB Investments, LLC**, hereinafter called the GRANTEE, **his/her** 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. 198 on the Plan of Section Two, Traxton Park of record in Instrument #200105150049898, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Beverly Henderson by deed dated 10/12/01 from Beazer Homes Corp, dba Phillips Builders of record in Instrument #200110230115620, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1833 Brookmeadow Lane, 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 GRANTEE, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 8th day of February, 2005.

Davidson County DEEDWARR
Recvd: 02/14/05 11:56 2 pgs
Fees:13.00 Taxes:488.40

20050214-0016476

Beverly 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 Beverly Henderson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Beverly Henderson executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Springfield, Tennessee this 8th day of February, 2005.

Commission expires:

Notary Public

