Davidson County DEEDWARR
Recvd: 12/02/05 15:35 2 pg:
Fees:13.00 Taxes:1405.63

20051202-0145398

MITCHELL A. WATTS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $379,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2005.

Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Judith Ablon	First Horizon Home Loan Corporation dba First Tennessee Home Loans	083-09-0
1405 Ordway Place	P.O. Box 146	GROUP
Nashville, Tennessee 32706	Memphis, Tennessee 38101	PARCEL 291.00 and 292.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Seventy Nine Thousand Nine Hundred Dollars and Zero Cents ($379,900.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Clarence William Heni g III, married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Judith Ablon, a single person, 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.

BEING Lot Nos. 3 and 4 of Block "A" on the Plan of the subdivision of The Hollins Home Place of record in Plat Book 547, page 115, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Clarence William Heni g, III and wife, Sharon J. Harms, by deed dated May 21, 1999, from Michael A. Betts of record in Book 11641, page 916, Register's Office for Davidson County, Tennessee; the said Sharon J. Harms having since conveyed her interest in subject property to Clarence William Heni g, III, by Quitclaim Deed dated August 13, 2002, of record as Instrument No. 20020826-0103152 in said Register's Office.

Sharon J. Harms, spouse of Clarence William Heni g, III, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

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 and all matters shown on the plan of record.

This is:

unimproved ☐

improved ☒ property known as 1405 Ordway Place, Nashville, Tennessee 37206

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, 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 hand this 30th day of November, 2005.

Clarence William Heni g III

Sharon J. Harms

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Clarence William Heni g, III and Sharon J. Harms, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of November, 2005.

Commission expires: September 30, 2009

Mitchell A. Watts Notary Public

