File No. 260400826

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 day of May, 2006

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GIB VAN DER HEYDEN NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 05-30-07 DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney - Southern Title Services
547 N. Mt. Juliet Rd., Suite 100, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan Hensley	~~SunTrust Mortgage~~ Same	Map 133-12-0 Parcel 011.00
(NAME)	(NAME)	
407 Benita Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **Vaughn A. Barfield and wife, Dara F Barfield,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ryan Hensley and wife, Pam Hensley,** 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 all of Lot No. 8, on the Plan of Windsor Park, as shown by plat appearing of record in Plat Book 3600, Page 64, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Vaughn A. Barfield and wife, Dara F. Barfield by Warranty Deed dated September 20, 2002 of record in Instrument o. 20020923-0115891, Register's Office for Davidson County, Tennessee.

Subject to: Restrictive Covenants of Record in Book 3251, page 18, Book 3792, page 445, and in Book 3816, page 784, said Register's Office; Subject to any and all matters shown on the plan of record in Plat Book 3600, Page 64; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 407 Benita Drive, Nashville, TN 37211
(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.

Davidson County DEEDWARR
Recvd: 06/15/06 09:57 2 pgs
Fees:13.00 Taxes:438.45

20060615-0071249

Witness my/our hand(s) this 17 day of May, 2006.

Vaughn A. Barfield, by Susan Tant, his Attorney in Fact

Dara F. Barfield, by Susan Tant, her Attorney in Fact

STATE OF TENNESSEE

COUNTY OF WILSON

On this 17 day of May, 2006, before me personally appeared Susan Tant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Vaughn A Barfield and Dara F Barfield, and is authorized by them, and does hereby acknowledge the execution of this instrument on their behalf, by virtue of an instrument of record in Instrument No. _____, Register's Office of Davidson County, Tennessee.

Witness my hand at office this 17 day of May, 2006.

Commission expires: June 22, 2009

Linda V Jones Notary Public

LINDA V. JONES
STATE
PUBLIC
WILSON COUNTY

(seal)

File Number: 260400826

RETURN TO:

Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122