2716

(1)
Box 36

WARRANTY DEED

THIS INSTRUMENT PREPARED BY Rick Piliponis, Music City Title & Escrow, LLC, 116 Third Avenue South, Nashville, TN 37201		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: **Dustin & Ashley Hensley** **3011 Ironwood Drive** **Nashville, TN 37214**	SEND TAX BILLS TO: **SAME**	MAP-PARCEL NUMBERS: **96-10;260.00**

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is acknowledged, I

JANIE S. BROWN, a widow

HEREINAFTER called the GRANTOR, have bargained and sold, and by these presents does transfer and convey unto

DUSTIN A. HENSLEY and wife, ASHLEY S. 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:

BEING Lot No. 136 on the Plan of Cloverhill, Section 2, of record in Book 2133, Page 46, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to William Zane Brown et ux Janie S. Brown by warranty deed from Eddie A. Gentry et ux Shirley Fay Gentry of record in Book 5216, Page 790, Register's Office for Davidson County, Tennessee. William Zane Brown having since died and title being vested in Janie S. Brown.

This is improved (x) property known as **3011 Ironwood Drive, Nashville, Tennessee 37214.**

unimproved ( )

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 it does covenant with the said GRANTEES, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND this the 15th day of June, 2006.

Janie S. Brown
JANIE S. BROWN

Davidson County DEEDWARR
Recvd: 06/16/06 15:11 2 pgs
Fees:13.00 Taxes:425.50

20060616-0072231

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **JANIE S. BROWN,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 6th day of June, 2006.

NOTARY PUBLIC
My Commission Expires: 10-19-08

RICK PILIPONIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $115,000.00.

AFFIANT

Sworn to and subscribed to before me this 15th day of June, 2006.

RICHARD W. SEBASTIAN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Richard W. Sebastian
My Commission Expires
March 22, 2008
STATE OF TENNESSEE

NOTARY PUBLIC
My Commission Expires: 3/22/08