Davidson County DEEDWARR
Recvd: 07/12/06 08:17 2 pgs
Fees:13.00 Taxes:504.77

20060712-0083466

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,423.50

Affiant

Subscribed and sworn to before me, this 22nd DAY OF May, 2006.

Notary Public

MY COMMISSION EXPIRES: 5/28/06
(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

# WARRANTY DEED

B-REMAX-06-2014

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

PLEASE RETURN TO:
GRISSIM TITLE & ESCROW LLC
2309 CRESTMOOR RD STE 300
NASHVILLE, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jeremy C. Henderson | Jeremy C. Henderson | |
| 2014 Nashboro Blvd. | (NAME) 2014 Nashboro Blvd. | 135-12B-71.00CO |
| (ADDRESS) Nashville, TN 37217 | (ADDRESS) Nashville, TN 37217 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BRIAN A. MAYES, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JEREMY C. HENDERSON, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT AND LOT NO. 71, AS SHOWN ON A PLAN ENTITLED "HORIZONTAL PROPERTY REGIME, PRIVATE ELEMENT PLAT, NASHBORO VILLAGE-TRACT 7", OF RECORD IN PLAT BOOK 11700, PAGES 49 AND 50, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, WHICH PLAN IS HEREBY REFERENCED FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO BRIAN A. MAYES, UNMARRIED BY WARRANTY DEED FROM NVR, INC., A VIRGINIA CORPORATION, TRADING AS FOX RIDGE HOMES, RECORDED ON THE 1ST DAY OF APRIL, 2002 IN INSTRUMENT NO. 20020401-0038948, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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

unimproved ( )
This is improved ( X ) property, known as 2014 Nashboro Blvd., Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 22nd day of May, 2006.

Brian A. Mayes

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brian A. Mayes, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of May, 2006.

Notary Public

My Commission Expires:

(SEAL)




**RETURN TO:**
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903