File No. 260900617

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/09/06 14:58 2 pgs
Fees:13.00 Taxes:884.30

20061009-0125445

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF SEPTEMBER, 2006

Notary Public

MY COMMISSION EXPIRES: 5/24/2008

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rhonda J. Smith		052-06-0-103.00
(NAME) 744 Howse Avenue	(NAME) JP Morgan Chase Bank, NA	
(ADDRESS) Madison, TN 37115	(ADDRESS) 1111Polaris Parkway, Columbus, OH 43240	
(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, I,

Rodney R. Henson, unmarried,

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rhonda J. Smith and Leonard L. Smith, Wife and Husband

HEREINAFTER CALLED THE GRANTEE(S), HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 11th Civil District of Davidson County, Tennessee, being a part of the R. L. Alexander tract of 18.84 acres of part of the H. B. Chadwell tract, as of record in Book 421, page 61, Register's Office for said County, and according to copies of surveys made by H. Gee, Surveyor, dated October 24, 1963; November 18, 1963 and February 20, 1964, as follows:

Beginning at a point in the westerly margin of Howse Avenue, said point being located 1,554', more or less, from the center line of Neely's Bend Road, as measure of said margin; thence with said margin of Howse Avenue, south 9° 16' West 110 feet to a point; thence leaving said margin, north 80° 44' west 300 feet to a point; thence north 9° 16' east 110 feet to a point; thence south 80° 44' east 300 feet to the point of beginning.

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

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 744 Howse Avenue, Madison, TN 37115
(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), HER 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), 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/our hands this 29th day of September, 2006.

Rodney R. Henson by Dawn Garner as attorney in-fact

Rodney R. Henson

STATE OF TENNESSEE

COUNTY OF WILSON

Witness my hand at office this 29th day of September, 2006.

Commission expires: April 7, 2009

Laura A. Moore

Notary Public

Laura A. Moore State of Tennessee Notary Public Sumner County

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Dawn Garner, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is/are, pursuant to Power of Attorney of record in Book *, Page _____, Registers Office for Davidson, the **Attorney-in-Fact** of Rodney R. Henson, unmarried (herein called the **"Maker"**), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this 9/29/2006.

*20061009-0125444

My Commission Expires:. April 7, 2009

Laura A. Moore

, Notary Public.

File Number: 260900617

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Laura A. Moore State of Tennessee Notary Public Sumner County