Davidson County DEEDWARR
Recvd: 10/17/06 11:14 2 pgs
Fees:13.00 Taxes:778.85

20061017-0128822

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,500.00

Janne Henshaw
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of October, 2006.

Mitchell A. Watts
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, Tennessee 37215

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP
Janne Henshaw	Janne Henshaw	104-12-0
2108 18th Avenue, South	2108 18th Avenue, South	GROUP
Nashville, Tennessee 37212	Nashville, Tennessee 37212	PARCEL 264.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Ten Thousand Five Hundred Dollars and Zero Cents ($210,500.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Elizabeth Trent Waits and husband, William Waits, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Janne Henshaw, unmarried, 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 No. 21 and the southerly 5.0 feet of Lot No. 22 on the Map of Lenox Place as of record in Plat Book 161, page 171, Register's Office for Davidson County, Tennessee.

SAID Lot No. 21 and part of Lot No. 22 fronts together 45.0 feet on the easterly side of 18th Avenue South (formerly Baxter Avenue) and runs back between parallel lines 140.0 feet to an alley.

BEING the same property conveyed to Elizabeth Trent, unmarried, and William Waits, unmarried, as joint tenants with right of survivorship, by deed dated June 1, 2005, from Jonathan B. Huddleston and wife, Amy P. Huddleston, of record as Instrument No. 20050608-0065452 in the Register's Office for Davidson County, Tennessee; the said Elizabeth Trent and William Waits having since married and the said Elizabeth Trent is now known as Elizabeth Trent Waits.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all matters shown on the plan of record.

This is:

unimproved ☐

improved ☒ property known as 2108 18th Avenue, South, Nashville, Tennessee 37212

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 we do covenant with the said Grantee 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, 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 our hands this 16th day of October 2006.

William Waits

Elizabeth Trent Waits

By: William Waits
William Waits, Attorney in Fact

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 William Waits, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of October 2006.

Mitchell A. Watts Notary Public

My commission expires: 9/30/2009

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, the undersigned, a Notary Public in and for said County and State, William Waits, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Elizabeth Trent Waits, and acknowledged that he executed the same as the free act and deed of the said Elizabeth Trent Waits.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of October 2006.

Mitchell A. Watts Notary Public

My commission expires: 9/30/2009

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY