Davidson County DEEDWARR
Recvd: 06/26/07 13:17 2 pgs
Fees:13.00 Taxes:777.00

20070626-0076257

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$210,000.00** (Two Hundred Ten Thousand).

AFFIANT

Subscribed to and sworn before me this 8th day of June, 2007.

NOTARY PUBLIC MY COMMISSION EXPIRES:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 20, 2008

(NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
2309 Crestmoor Road, Suite 300, Nashville, TN. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBER:**
Renee M. Hendricks & Brannon D. Hendricks 7159 Riverfront Drive Nashville,TN 37221	**Prime Trust Bank** **7516 Hwy 70 S, Suite 110** **Nashville, TN 37221**	126-16-0A-383.00CO

WARRANTY DEED

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, I/WE, **ROBERT C. HENDON III,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **RENEE M. HENDRICKS AND BRANNON D. HENDRICKS,** HEREINAFTER CALLED THE **GRANTEE(S),** 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 Lot No. 451, on the Plan of Riverwalk, Phase 3-A, as shown on plat of record in Instrument No. 20041020-0126317, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Robert C. Hendon, III in Instrument 20060428-0048965 recorded 4/28/2006, Register's Office for Davidson County, Tennessee.

Austin Hill executes this instrument as Attorney-In-Fact on behalf of Robert C. Hendon, III, pursuant to the power of attorney being recorded in Instrument [redacted] *, Register's Office for Davidson County, Tennessee.

*20070626-0076256

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **7159 RIVERFRONT DRIVE** **NASHVILLE,TN37221**

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. Whenever 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, this 8th day of June, 2007

X Robert C. Hendon, III

Robert C. Hendon III

X Austin Hill AIF

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 8th day of June, 2007, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Robert C. Hendon III** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 8th day of June, 2007.

_____
Notary Public

Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 8th day of June, 2007, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Austin Hill** to me known to be the person who executed the foregoing instrument in behalf of **Robert C. Hendon III**, and acknowledged that he executed that same as the free act and deed of the said **Robert C. Hendon III**.

WITNESS my hand and official seal this the 8th day of June, 2007.

C. Loy Carney
Notary Public

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Commission Expires: _____

My Commission Expires SEPT. 20, 2008