WARRANTY DEED 11241

ANGIE L. LAWLESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$100,500.00**

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **30TH DAY OF APRIL, 2008.**

Angie L. Lawless
Notary Public

MY COMMISSION EXPIRES: 11/22/10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 721 President Place, #100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deborah Wallace	**Platinum Mortgage, Inc.**	**162-09-0-A 019.00CO**
(NAME)	(NAME)	
5510 Country Drive #19	**103 Spenryn Drive, Suite B**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Madison, AL 35758**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Steven R. Henderson, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Deborah Wallace, unmarried**, 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:

Land in **Davidson** County, Tennessee, being Unit No. **19, Building 3** on the Plan of Phase 2, **Hickory Valley Condominiums**, of record in Plat Book **4460**, Page **133**, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to **Steven R. Henderson** by deed from Robert C. Baker and wife, Amy S. Baker dated 07/12/2002 of record in Instrument 20020722-0087682, Register's Office for **Davidson** County, Tennessee.

Gena Henderson executes this document, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **5510 Country Drive #19, Nashville, TN 37211**

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Davidson County DEEDWARR
Recvd: 05/02/08 14:01 2 pgs
Fees:13.00 Taxes:371.85
20080502-0045324

Witness **my/our hand(s)** this **30th day of April, 2008**.

Steven R. Henderson

Gena Henderson by
as her attorney in fact

State of Tennessee County of Rutherford

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Steven R. Henderson the bargainor(s), 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 at Smyrna, Tennessee, this 30th day of April, 2008.

Commission expires: 11/7/11

Notary Public

ROGER SPRADLEY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

State of Tennessee County of Rutherford

On this 30 day of April, 2008 before me personally appeared Steven R. Henderson, the person who executed the foregoing instrument on behalf of Gena Henderson, and acknowledged that He executed the same as the free act and deed of the said Gena Henderson, granted Him, by the said Gena Henderson.

Commission expires: 11-7-11

notary public

ROGER SPRADLEY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY