WARRANTY DEED

This deed was prepared with information supplied by the parties and without benefit of title insurance.

DEBBIE SINIARD
STATE OF TENNESSEE NOTARY PUBLIC
GILES COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $8,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF MAY, 2008.

Notary Public

MY COMMISSION EXPIRES: 7/21/10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
5560 Franklin Pike Circle
Brentwood, Tennessee 37027

b-5715

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Henderson & Associates	Henderson & Associates	094-13-0 046.00
(NAME)	(NAME)	
5663 Oakes Drive	5663 Oakes Drive	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(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, Michael D. Smith, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Henderson & Associates, a Tennessee General Partnership Composed of William F. Henderson and Timothy F. Dempsey, 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 the southerly part of Lot No. 11 of Block L, on the Map of the Hermitage Addition to Nashville, as of record in Book 57, page 43 and 108, Register's Office for Davidson County, Tennessee.

According to said plans and deeds of record, said part of Lot 11 fronts 50 feet on the northwesterly side of Hermitage Avenue and runs back with the easterly margin of a 20-foot alley 90 feet to the southerly line of a part of said lot conveyed by B.J. Farrar and wife, to Wiley Parham and wife, by deed of record in Book 278, page 244, of said Register's Office.

Being all of the same property conveyed to Michael D. Smith by Final Decree Deed from Clerk & Master of record in Instrument No. 20050309-0026257, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☒

This is improved ☐ property, known as , ,

(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: 05/22/08 10:11 2 pgs
Fees:13.00 Taxes:29.60
20080522-0052550

Witness our hands this 14th day of May, 2008.

Michael D. Smith

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael D. Smith 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 Brentwood, Tennessee this 14th day of May, 2008.

Commission expires: 7/21/10

DEBBIE SINIARD
STATE OF TENNESSEE NOTARY PUBLIC
GILES COUNTY

Debbie Siniard
Notary Public

RETURN TO:

Jack Case Wilson Title Associates, LLC
5560 Franklin Pike Circle
Brentwood, Tennessee 37027