WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JUNE, 2008.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

72509

Davidson County DEEDWARR
Recvd: 06/03/08 13:20 2 pgs
Fees:13.00 Taxes:351.50

20080603-0056557

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yanisleidys Martinez	Suntrust Mortgage, Inc.	05203008300
(NAME)	(NAME)	
901 Hospital Drive	401 Commerce Street	
(ADDRESS)	(ADDRESS)	
Madison, Tennessee 37115	Nashville, TN 37219	
(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, I, Hillard Hensley, Sr., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Yanisleidys Martinez, married, 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:

A certain tractor parcel of land in Davidson County, State of Tennessee, described as follows; to-wit:

Land in the 11th, formerly 19th, Civil District of Davidson County, Tennessee, being part of a lot marked "B" on the Map of Home Acres, a subdivision of a tract of land containing 45 acres conveyed to the Layman's Foundation by deed from Neeley's Bend Health Place, as of record in Book 772, page 546, Register's Office for said County, described according to a survey made November 16, 1937, by Z. J. Wilkinson, Surveyor, of record in Book 974, page 39, said Register's Office, as follows:

Beginning at the northwest corner of said 45 acre tract; thence along the north line of said 45 acre tract eastwardly 80 feet; thence southwardly 200 feet, more or less, to the center of Sanitarium Drive; thence with the center of said Drive westwardly 80 feet; thence northwardly 200 feet, more or less, to the beginning.

Being the same property conveyed to Hillard Hensley, Sr., by deed of record in Book 11558, Page 100, Register's Office for Davidson County, Tennessee.

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

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

unimproved ☐

This is improved ☒ property, known as 901 Hospital Drive, 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 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.

Witness my hand this 2nd day of June, 2008.

Hillard Hensley Sr.

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 Hillard Hensley, Sr. 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of June, 2008.

Commission expires:

7-25-09

Notary Public

