WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/04/08 10:24 2 pg
Fees:13.00 Taxes:281.20

20080604-0057083

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 9-19-

(AFFIX SEAL)

MEMORIE K. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 19, 2009

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Blvd., Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER
Eric D. Hensley and wife, Porsha O. Hensley	Franklin American Mortgage	136-03-0-A-002.00
(NAME) 4000 Anderson Road 2	(NAME) 501 Corporate Centre Drive #400	136-030A-002.00
(ADDRESS) Nashville, TN 37217	(ADDRESS) Franklin, TN 37067	
(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, **Steve Rainey, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eric D. Hensley and wife, Porsha O. Hensley**, 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 condominium apartment in Davidson County, Tennessee, being Townhouse Number 2, Building Number 1, in a Horizontal Property Regime located on the Plat of Priest Lake Park Condominium Townhouses, Phase 1, as of record in Book 4460, Page 88, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Steve Rainey by Trustee's Deed from Greg Ivestor, Co-Trustee, filed of record 01/24/08 as Instrument No. 20080124-0007682, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Plat Book 4460, Page 79, and Plat Book 4460, Page 88, Register's Office of Davidson County, Tennessee.

Subject to Charter for Homeowners Association as shown of record in Book 4944, Page 115, Register's Office of Davidson County, Tennessee.

Subject to rights of other in and to common areas and elements.

Subject to lien for special assessment contained in DCCR's Master Deed.

Subject to any Homeowners Association Dues that may be assessed

Subject to restrictions as shown of record in Book 7679, Page 173, Book 8115, Page 849, Book 9089, Page 757, Book 9507, Page 606, Book 9927, Page 75, Instrument No. 20011025-0116633, Instrument No. 20050621-0071262, Instrument No. 20060228-0022872, and Instrument No. 20060228-0022873, Register's Office of Davidson County, Tennessee.

Subject to Master Deed as shown of record in Record Book 4651, Page 412, Record Book 4943, Page 962, Record Book 4979, Page 939, and Record Book 5189, Page 671, Register's Office of Davidson County, Tennessee.

Subject to By-Laws as shown of record in Record Book 4651, Page 420, Record Book 5083, Page 417, Record Book 8115, Page 838, and Record Book 9089, Page 765, Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4000 Anderson Road 2, Nashville, TN 37217

(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 30th day of May, 2008.

Steve Rainey

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, Steve Rainey, the within named 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 purpose therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 30th day of May, 2008.
Commission expires: 10/26/08

Notary Public

SHANNA RAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY