WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/02/08 09:26 2 pgs
Fees:13.00 Taxes:536.50

20081002-0100038

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 1-10-10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karyn F. Henley	New Owner	083-03-170.00
(NAME)	(NAME)	
1611 South Observatory Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **Heath A. Henley and wife, Mary Ellen Henley**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Karyn F. Henley and Ralph D. Henley, wife and husband as joint tenants**, 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:

All that certain parcel of land situated in the County of Davidson, State of Tennessee, Being known and designated as being Lot No. 6 in the G.W. Carver's unrecorded subdivision of Lots Nos. 18, 19 and parts of Lots Nos. 20, 21, 22, 23, 8 and 9 of W.S Ashworth's Resubdivision of Lots Nos. 47, 48, 49 and 50 of the Town of Brownsville, as of record in Book 161, page 153, Register's Office for Davidson County, Tennessee, described according to a survey made by Eric Drake, County Surveyor, May 1, 1925, bounded and described as follows: Beginning at the southwest corner of Riverside Drive and Greenwood, formerly Greenway Avenue; thence, with the southerly margin of Greenwood Avenue, westerly 197 feet to the easterly margin of the Lewisburg and northern railroad, right-of-way; thence with the easterly margin of said right-of-way in a southeasterly direction 70 feet to the corner of Lots 6 and 7; thence, with the line between said two lots, eastwardly 145 feet, more or less, to the westerly margin of Riverside Drive; thence with the westerly a margin of said drive, northerly 50 feet to the point of beginning.

Being the same property conveyed to Mary Jackson by Warranty Deed from John A. Calvo III, dated June 11, 2003, as of record in Instrument Number 20030617-0083100, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Deutsche Bank National Trust Company, as Trustee, by Substitute Trustee's Deed, dated May 25, 2006, as of record in Instrument Number 20060609-0069018, said Register's Office. AND Being the same property conveyed to Keith R. Trehy, an unmarried person, by Special Warranty Deed from Deutsche Bank National Trust Company, as Trustee, by and through Litton Loan Servicing LP as Attorney-in-fact, dated November 28, 2006, as of record in Instrument Number 20061218-0155432, said Register's Office. AND Being the same property conveyed to Heath A. Henley and wife, Mary Ellen Henley by Warranty Deed from Keith R. Trehy, an unmarried person, dated May 31, 2007, as of record in Instrument Number 20070604-0065982, said Register's Office.

This conveyance is subject to the following: Taxes for the year 2008, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 161, page 53; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1112 Riverside Dr., Nashville, TN 37206

(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 our hands this 30th day of September, 2008.

Heath A. Henley

Mary Ellen Henley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Heath A. Henley and Mary Ellen Henley, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 30th day of September, 2008.

Notary Public

My Commission Expires: 7-10-10

