BILL GARRETT, Davidson County
Trans:T20090044304 DEEDWARR
Recvd: 07/01/09 15:09 2 pgs
Fees:13.00 Taxes:499.13
20090701-0061508

# WARRANTY DEED

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **26TH DAY OF JUNE, 2009.**

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Adam Lee** and **Caroline Lee** | New Owner | **061-01-0-041.00** |
| (NAME) **600 Lemont Drive** | (NAME) | |
| (ADDRESS) **Nashville, TN 37216** | (ADDRESS) | |
| (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, **James F. Henson, Jr., unmarried** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Adam Lee, and Caroline Lee, husband and wife** 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:

Being Lot No. 296 on the Plan of Gra-Mar Acres, Section 10, as of record in Book 2663, Page 34, and Register's Office for said County.

Said Lot No. 296 fronts 120 feet on the easterly side of Lemont Drive and extends back 297.60 feet on the northerly line and 235 feet on the southerly line with the northerly margin of a 20 -foot easement for access road to water tank to a dead line, measuring 135.35 feet thereon.

Being the same property conveyed to James F. Henson, Jr. by deed dated April 24, 1981 from John Lawson Weaver, III, Executor of The Estate of Frances P. Ingram of record in Book 5737, Page 706, Register's office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **600 Lemont Drive, Nashville, TN 37216**
(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 **26th day of June, 2009**.

**James F. Henson, Jr.**

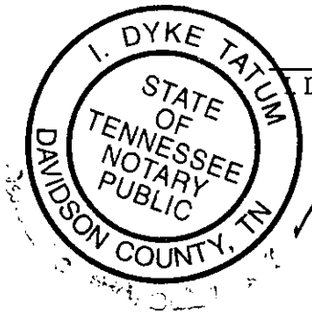
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **James F. Henson, Jr.** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as their act and deed.

Witness my hand and official seal at Nashville, Tennessee this **26th day of June, 2009**.

Commission expires: May 6, 2013




I. Dyke Tatum Notary Public

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212