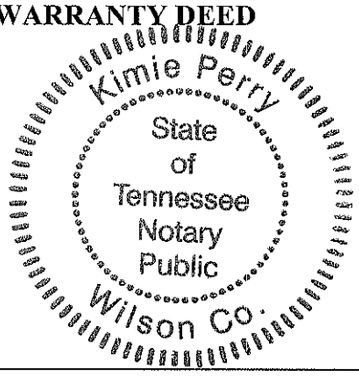
File No. 290700511

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2009.

Notary Public

MY COMMISSION EXPIRES: 6-5-12

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 08/07/09 10:20 3 pgs
Fees:18.00 Taxes:407.00
20090807-0074499

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeff Rowlett	Jeff Rowlett	09503011600
(NAME) 1105 Shadow Lane	(NAME) 1105 Shadow Lane	
(ADDRESS) Mt. Juliet, Tennessee 37122	(ADDRESS) Mt. Juliet, Tennessee 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **James R. Henry and Charles R. Henry**, as tenants in common, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Jeff Rowlett**, married, hereinafter called the grantee(s), His heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 26 on the PLAN OF MERRY OAKS, as shown by plat of record in Plat Book 1835, Pages 67-68, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot and further described as follows:

Beginning at a point in the easterly margin of Fairway Drive, the common corner of Lots 25 and 26; thence with the line between said Lots easterly 271.6 feet to a point; thence southerly 83.1 feet to a point; the common corner of Lots 25 and 26; thence with the line between said Lots, westerly 275.2 feet to the easterly margin of Fairway Drive; thence with the margin of said drive, northerly 83 feet to the beginning.

Being the same property conveyed to James R. Henry and Charles R. Henry, as tenants in common by Warranty Deed dated September 19, 1978, from Lucy Rhea Henry, also known as Lucy Henry Ousley and filed for record on September 19, 1978, in Book 5339, Page 563, Register's Office for said County.

This conveyance is subject to: (1) all matters as set forth on the plat of record in Plat Book 1835, Pages 67-68, Register's Office for said County; (2) Taxes for the year 2009 and subsequent years, a lien, not yet due and payable

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 221 Fairway Drive, Nashville, TN 37214

(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 GRANTEE(S), His heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), His 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/our hands this 31st day of July, 2009.

James R. Henry

Charles R. Henry by James R. Henry his Attorney in Fact

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named James R. Henry, to me known (or proved to me on the basis of satisfactory evidence)* to be the person who executed the foregoing instrument on behalf of Charles R. Henry, as his Attorney In Fact, under Power of Attorney bearing Inst. No. 20090807-0074301, Register's Office, Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Charles R. Henry, under said Power of Attorney.

* **and who acknowledged that he executed the forgoing instrument for the purposes therein contained and**

Witness my hand and official seal at office in Mt. Juliet, Tennessee, this the 31st day of July, 2009.

My commission expires: 6-5-12

Notary Public

Kimie Perry
State of Tennessee Notary Public
Wilson Co.

File Number: 290700511

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Certificate of Authenticity

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of ~~the~~ electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kimie Perry
Signature

State of IN

County of Wilson

Personally appeared before me, Mandy Alsup, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Mandy Alsup
Notary's Signature

My Commission Expires: 5/14/2011.

Notary's Seal (If on paper)

Mandy Alsup
State of Tennessee Notary Public
Wilson Co.