WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090069646 DEEDWARR
Recvd: 10/13/09 10:07 2 pgs
Fees: 13.00 Taxes: 758.50

20091013-0094866

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF OCTOBER, 2009.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATHLEEN A. TOLLINSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires January 17, 2012

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Mainord	David Mainord	081 08 039
(NAME)	(NAME)	001.00CO
1824 A 6th Avenue N.	1330 Derby Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Cookeville, TN 38501	
(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, Patricia B. Henderson, an unmarried woman and Caroline R. Martin, an unmarried woman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David Mainord and wife, Judy Byrne Mainord, 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:

Land in Davidson County, Tennessee, being Unit No. 1824A on The Plan of Province on 6th shown as Exhibit "A" of record in Instrument No. 20070525-0062516, Register's Office for said County to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Patricia B. Henderson, an unmarried woman and Caroline R. Martin, an unmarried woman, by Warranty Deed dated June 18, 2007 from Province Builders, LLC, Simmons Enterprises, LLC, Hart Love Enterprises, LLC and One World Dynamics, LLC of record in Instrument No. 20070628-0077342, Register's Office for Davidson County, Tennessee. Scrivner's Affidavit to correct Grantees' names of record in Instrument No. 20070911-0109080, Register's Office for Davidson County, Tennessee.

This property is not a marital residence 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.

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

unimproved ☒

This is improved ☐ property, known as 1824 A 6th Avenue North, Nashville, TN 37208

(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 7th day of October, 2009.

Patricia Brooke Henderson-Simmons
f/k/a Patricia B Henderson
by Tara DeSelms as Her Attorney-in-Fact

Patricia Brooke Henderson-Simmons
f/k/a Patricia B. Henderson
By Tara DeSelms as Her Attorney-In-Fact

Caroline R Martin

Caroline R. Martin

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Caroline R. Martin, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 7th day of October, 2009.

Commission expires: November 14, 2009

Notary Public

Tabbitha N. Calhoun
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 7th of October, 2009 before me personally appeared Tara DeSelms, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and the person who executed the foregoing instrument on behalf of Patricia Brooke Henderson-Simmons, and acknowledged that she executed the same as the free act and deed of the said Patricia Brooke Henderson-Simmons, through Power of Attorney granted Tara DeSelms by the said Patricia Brooke Henderson-Simmons

Witness my hand and official seal at Franklin, Tennessee this 7th day of October, 2009.

Commission expires: November 14, 2009

Notary Public

Tabbitha N. Calhoun
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

After Recording
Return To:

Advantage Title & Escrow
2000 Mallory Lane
Suite 130, Box 523
Franklin, TN 37067