WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF DECEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 11-29-2011

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20090084689 DEEDWARR
Recvd: 12/16/09 10:27 2 pgs
Fees:13.00 Taxes:185.00
20091216-0114479

DARLENE EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Covenant Title & Escrow, LLC
100 N. Main Street
Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Milton Hendrix	First Community Mortgage, Inc	081-06-0-70.00
(NAME)	(NAME)	
2701 Deerfield Drive	1610 South Church Street, Ste. A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Murfreesboro, TN 37130	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20081593

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we/ I, Leroy Claybrooks, Jr., unmarried** , hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Milton Hendrix** ,un**married**, hereinafter called the GRANTEE, **his/her** 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 Lot No. 56 on the Plan of Cumberland Gardens of record in Plat Book 2900, Page 3 and 4, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 56 fronts 50.0 feet on the southerly margin of Deerfield Drive and extends back 129.25 feet on the easterly line and 133.1 feet on the westerly line to a dead line in the rear, measuring 72.5 feet thereon.

Being the same property conveyed to Leroy Claybrooks, Jr., unmarried by deed from Delores Hendricks, Executrix of record in Book 6984, Page 609, in the Register's Office for Davidson County, Tennessee, dated September 15, 1986.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2701 Deerfield Drive, 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 GRANTEE, his/her heirs and assigns forever; and we/I do covenant with the said GRANTEE that we/I 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, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 11th day of December, 2009.

Leroy Claybrooks, Jr

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Leroy Claybrooks, Jr, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Leroy Claybrooks, Jr executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of December, 2009.

Commission expires: 11-24-2011

DARLENE EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Notary Public