File No. 210080148

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20100056584 DEEDWARR
Recvd: 09/09/10 10:42 2 pgs
Fees:13.00 Taxes:610.50
20100909-0071735

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Phyllis E. Henry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF SEPTEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phyllis E. Henry	NEW OWNER	104140D00700
(NAME)	(NAME)	
76 Spencer Lane	76 Spencer Lane	
(ADDRESS)	(ADDRESS)	
Crossville, TN 38571	Crossville TN 38571	
(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, Ashley C. Henry, married,*, f/k/a Ashley B. Camp,** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Alan D. Henry and Phyllis E. Henry, husband and wife,** hereinafter called the grantee(s), 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. 7, as shown on the plan of Linmar Place II, filed as Exhibit C to, and established by the Master Deed of record in Book 7599, Page 347 and amended in Book 9810, Page 981, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in said Master Deed, to which reference is hereby made for a more complete and accurate description of said Unit.

Being the same property conveyed to ASHLEY B. CAMP by Deed from MAGDA E. ELKABANI, AN UNMARRIED PERSON, dated 08/15/2003 and filed for record on 08/20/2003 in Instrument No. 20030820-0120706, Register's Office for DAVIDSON County, Tennessee.

***Timothy David Henry, husband of Ashley C. Henry, joins in this instrument to convey any and all interest in said property.**

Restrictions of record in Book 3873, Page 966, said Register's Office.

Master Deed and By-Laws filed for record in Book 7599, Page 347, and amended in Book 9810, Page 981, said Register's Office.

All matters set out in Warranty Deed including but not limited to an easement of record in Book 4740, Page 21, Book 4843, Page 306, and Book 4844, Page 611, said Register's Office.

Deed of Conveyance of record in Book 7597, Page 703, said Register's Office.

Deed of Easement of record in Book 8354, Page 426, said Register's Office.

Charter of Homeowner's Association as shown of record in Book 7630, Page 567, Register's Office for said County.

Taxes for the year 2010 and subsequent years, a lien not yet ascertainable, due or 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 2720 Linmar Ave., Nashville, TN 37215
(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), THEIR 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), 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/our hands this 2nd day of September, 2010.

Ashley C. Henry

Timothy David Henry

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Ashley C. Henry and Timothy David Henry, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand at office this 2nd day of September, 2010.

Commission expires:

11/6/13

Notary Public

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: 210080148

RETURN TO: