File No. 210080638

WARRANTY DEED

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TN
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $397,950.00

Janan Borum Hensley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF OCTOBER, 2010.

Kimie Perry
Notary Public

MY COMMISSION EXPIRES: 6-5-12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 10/15/10 11:51 3 pgs
Fees:18.00 Taxes:1472.42
20101015-0082751

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Scott Hensley	Same	0040000030
(NAME)	(NAME)	
5585 Deer Run Road		
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080-8798		
(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, Jeffrey L. Raley and wife, Linda M. Raley, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Christopher Scott Hensley and Janan Borum Hensley, 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:

Being a tract of land in the 1st Councilmanic District of Davidson County, Tennessee, and a portion of the property conveyed to Noble C. Caudill, in deed book 114 page 13 R.O.D.C., Tn.

Beginning at an existing iron pin in the southerly right-of-way of an existing 50' ingress and egress easement (Deer Run Road) being 1828' west of the intersection of Coopertown Road and Deer Run Road, being the northwest corner of a tract owned by Michael T. Burney as of record in instrument #20060919-0115720 R.O.D.C., Tn., and being the northeast corner of this tract, THENCE: leaving said Deer Run Road and running with the westerly line of Burney, S 49-33-03 W, 225.50' to an iron pin, THENCE: N 40-16-49 W, 166.52' to an iron pin, THENCE: N 69-35-49 W, 414.48' to an iron pin, THENCE: N 29-38-45 E, 395.92' to an iron pin, THENCE: N 16-37-00 E, 577.35' to an iron pin, THENCE: S 16-29-32 E, 947.29' to an iron pin in the northern right-of-way Deer Run Road, THENCE: with a curve to the left, having a delta of 55-21-59, a radius of 50.00', a length of 135.58' and a chord of 97.90' a distance of 135.58' to an iron pin, THENCE: with a curve to the right, having a delta of 41-24-35, a radius of 50.00', a length of 36.14' a chord of 35.56' a distance of 36.14' to the point of beginning containing 7.6474 acres more or less.

Being the same property conveyed to Jeffrey L. Raley and Linda M. Raley by Deed dated November 29, 2001 and filed December 6, 2001 from Noble C. Caudill, II of record in Instrument No. 2001206-0134506, Register's Office for said County.

Restrictive Covenants of record in Deed Book 8211, Page 319 and Deed Book 9259, Page 316, Register's Office of said County.

Subject to By-Laws of record in Deed Book 8211, Page 327, Register's Office of said County.

Subject to Charter of record in Deed Book 8211, Page 333, Register's Office of said County.

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 5585 Deer Run Road, Joelton, TN 37080-8798
(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 8th day of October, 2010.

Jeffrey L. Raley

Linda M. Raley

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Jeffrey L. Raley and wife, Linda M. Raley the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 8th day of October, 2010.

Commission expires: 6/5/12

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Notary Public

File Number: 210080638

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

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, 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.

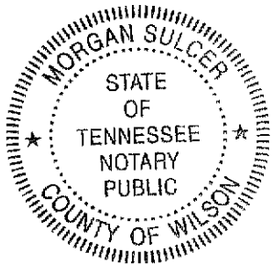
Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public for this county and state Tracey Trumphour, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: September 2, 2013