Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2011.

MY COMMISSION EXPIRES: MY COMMISSION EXPIRES OCTOBER 20, 2013

(AFFIX SEAL)

BARBARA T. HODGE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 1720 West End Avenue, Suite 300, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Beth A. Seeley	Same as new owner	117-15-0A-131.00-CO
(NAME)	(NAME)	
1900 Richard Jones Road, J-3		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	,	
(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, I, Carol Bearden Henderson, unmarried, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Beth A. Seeley, unmarried, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, State of Tennessee, described as follows, to wit:

Parcel No. 131, being Unit No. J-3 in a Horizontal Property Regime located on the Plat of Green Hills Terrace, of record in Book 5200, page 64, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to CAROL BEARDEN HENDERSON, by deed from JULIAN B. BEARDEN, JR., of record as Instrument No. 20040928-0116616, dated September 7, 2004, said Register's Office.

This conveyance is subject to: 2010 property taxes which are due, but not yet delinquent; all matters appearing on the Plat of Green Hills Terrace, of record in Book 5200, page 64, said Register's Office; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 1900 Richard Jones Road, J-3, 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 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.

BILL GARRETT, Davidson County
Trans:T20110007955 DEEDWARR
Recvd: 02/07/11 14:11 2 pgs
Fees:13.00 Taxes:455.10
20110207-0010803

Witness our hands this 31st day of January, 2011.

Carol Bearden Henderson 1-31-11

Carol Bearden Henderson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carol Bearden Henderson, the within named bargainor, 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 _____, this 31st day of January 2011.

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 5/20/14