File No. 110052

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110019977 DEEDWARR
Recvd: 04/05/11 14:51 2 pgs
Fees:13.00 Taxes:2138.60

20110405-0026348

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $528,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7-3-2012
(AFFIX SEAL)

STEVEN G. SLATER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp July

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roy Robert Trumble IV	Fifth Third Mortgage Company	104 13 0 052.00
(NAME)	(NAME)	
204 Carden Avenue	5050 Kingsley Drive, MD:1MOC BQ	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Cincinnati, OH 45263	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Raymond A. Hensler and Kindy K. Hensler, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roy Robert Trumble IV and Jessica B. Trumble, husband and wife, 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 Lot No. 18 on the Plan of Bransford Realty Co's Subdivision of certain lots in Whitland Realty Co's Subdivision of record in Book 547, Page 53, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Raymond A. Hensler and wife, Kindy K. Hensler by deed from Gregory J. Lawler and wife, Camille H. Lawler, dated June 18, 2004 and recorded on June 30, 2004 in Instrument No: 20040630-0077567, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 497, page 197 and Book 675, page 35, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 204 Carden Avenue, Nashville, TN 37205

(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.

File No. 110052
Witness our hands this 31st day of March, 2011.

Raymond A. Hensler

Kindy K. Hensler

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal this 31st day of March, 2011.

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp July

Notary Public

Commission expires:

7-3-2012