BILL GARRETT, Davidson County
Trans:T20110024002 DEEDWARR
Recvd: 04/25/11 13:36 2 pgs
Fees:13.00 Taxes:662.30
20110425-0031397

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $[illegible]

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 22ND DAY OF APRIL, 2011.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1-29-13

LYNN J. BABCOCK NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 11-03877 ANDERSON

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Whitney Anderson	same	171030B 30200 CO
601 Old Hickory Blvd #119		
Brentwood, TN 37027		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

RICHARD HENSON, A MARRIED MAN*, CHAD HETHCOX, AND WIFE, MEGHAN HENSON HETHCOX

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

WHITNEY ANDERSON, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

#119

This is improved property known as 601 Old Hickory Blvd, Brentwood, TN 37027

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 our hand on the 22nd day of April, 2011.

Richard Henson by Meghan Henson Hethcox, attorney-in-fact

Richard Henson by Meghan Henson Hethcox, attorney-in-fact

Chad Hethcox

Meghan Henson Hethcox

STATE OF TENNESSEE
COUNTY OF Williamson

On the 22nd day of April, 2011, before me personally appeared Meghan Henson Hethcox to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Richard Henson and acknowledged that she executed the same as the free act and deed of said Richard Henson.

Witness my hand and official seal at Franklin, Tennessee

Notary Public
My Commission Expires:

CHAD I. PEARMAN STATE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES JULY 3, 2012

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Chad Hethcox and Meghan Henson Hethcox, 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 at Franklin, Tennessee, this 22nd day of April, 2011.

Notary Public
My Commission Expires:

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES JULY 3, 2012

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit 64, PHASE TWO, SECTION SEVEN, TOWNHOMES OF FREDERICKSBURG, as shown on plat of record in Plat Book 9700, Page 957, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Richard Henson, married and Meghan Henson, unmarried, joint tenants with right of survivorship by Warranty Deed from Charles A. Lodowski and wife, Patricia S. Lodowski, recorded on the 5th day of August, 2005 in Instrument No. 20050805-0092678, in the Register's Office of Davidson County, Tennessee.

This instrument is being executed in behalf of Richard Henson pursuant to a power of attorney executed by the same on April 13, 2011, and being filed for in Instrument #20110425-0031396, Register's Office for Davidson County, Tennessee.

Meghan Henson having since married Chad Hethcox and is now known as Meghan Henson Hethcox.

Chad Hethcox joins in this conveyance to convey any marital interest he may have in the subject property.

*RICHARD HENSON'S OWNERSHIP OF THE PREMISES IS FOR INVESTMENT PURPOSES ONLY; THE PREMISES IS NOT AND NEVER HAS BEEN THE PRINCIPLE RESIDENCE OF RICHARD HENSON AND/OR HIS SPOUSE.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

a. County of Davidson taxes for the year 2011 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TOWNHOMES OF FREDERICKSBURG, PHASE II, SECTION VII, as recorded in Plat Book 9700, Page(s) 957, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as recorded in Book 7798, Page 843, Book 8920, Page 65, Book 9500, Page 393, Book 9860, Page 840, Book 10294, Page 850, Book 10393, Page 11, Book 10628, Page 517, Book 11550, Page 531, Book 10224, Page 683, Book 10126, Page 435 and Book 11682, Page 75 and Instrument Nos. 20000718-0070558 and 20050705-0076596 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Terms and provisions of by-Laws recorded in Book 8920, Page 45, Book 10126, Page 486, Book 10275, Page 959, Book 10694, Page 539, Book 10694, Page 541 and Book 11550, Page 554.

f. Charter of Homeowners Association recorded in Book 10126, Page 430 and Book 11550, Page 529.

g. Easement for Cable TV, recorded in Instrument No. 20000516-0049387.

h. Easement for Sanitary Sewer, Storm Drainage, Water Mains & Appurtenances, recorded in Book 7358, Page 643.

i. Easement for Sanitary Sewer/Storm Drainage, recorded in Book 7993, Page 269.

j. Easement for Bell South, recorded in Book 10709, Page 143.

k. Easement recorded in Book 7851, Page 712.

l. Stormwater Detention Agreement recorded in Book 10357, Page 920.

m. Conveyance to Homeowners Association recorded in Book 11753, Page 208.

n. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

o. Property taxes for the current year.