Return to:
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,000.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF August, 2011.

Notary Public

MY COMMISSION EXPIRES: 6.30.14
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20110054480 DEEDWARR
Recvd: 09/02/11 10:03 2 pgs
Fees:13.00 Taxes:617.90
20110902-0068150

R-RA-11-910

Lisa M. Sheppard
State of Tennessee
Notary Public
Rutherford County

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin J. Heitz	OWNER	
910 Warren Street	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		92-4-299.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we JOSHUA HENDERSON AND WIFE, MARY HENDERSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BENJAMIN J. HEITZ , ~~unmarried~~, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, TENNESSEE DESCRIBED AS FOLLOWS:

BEING PART OF THE C.M. HOLT MANSION HOUSE TRACT IN C.M. HOLT'S PLAN, AS OF RECORD IN BOOK 21, PAGE 33, REGISTER'S OFFICE FOR SAID COUNTY, BEING LOT NOS. 13 AND 14 OF THE UNRECORDED PLAN OF SAID PROPERTY DESCRIBED ACCORDING TO A SURVEY MADE BY S.R. SANFORD, JR., CIVIL ENGINEER, AUGUST 14, 1947, AS FOLLOWS: BEGINNING ON THE EASTERLY MARGIN OF WARREN, FORMERLY HOLT STREET, AT THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO WILLIE C. HEARD AND WIFE, BY DEED FROM J.R. MCILAWAINE, TRUSTEE, OF RECORD IN BOOK 1536, PAGE 32, SAID REGISTER'S OFFICE; THENCE WITH HEARD'S SOUTHERLY LINE, EASTWARDLY 61, FEET 6 INCHES TO THE COMMON CORNER OF LOT NOS. 10, 12, 13, AND 22; THENCE WITH THE LINE BETWEEN LOT NOS. 13, 14, AND 22 SOUTHWARDLY 61 FEET 6 INCHES TO THE NORTHERLY LINE OF LOT NO. 17; THENCE WITH THE NORTHERLY LINE OF LOT NOS. 17, 16 AND 15, WESTWARDLY 61 FEET 6 INCHES TO THE EASTERLY MARGIN OF WARREN STREET; THENCE WITH SAID STREET, NORTHWARDLY 61 FEET 6 INCHES TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM MELLAMO VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY TO JOSHUA HENDERSON, MARRIED AS RECORDED ON THE 15TH DAY OF JANUARY, 2010 IN INSTRUMENT NO. 20100115-0003810, CORRECTED AT INSTRUMENT NO. 20100219-0012710; QUITCLAIM DEED FROM JOSHUA HENDERSON, UNMARRIED TO MELLAMO VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AS RECORDED ON THE 10TH DAY OF JANUARY, 2007 IN INSTRUMENT NO. 20070110-0004327 AND WARRANTY DEED FROM JANET M. HOSALE TO JOSHUA HENDERSON, UNMARRIED AS RECORDED ON THE 27TH DAY OF OCTOBER, 2005 IN INSTRUMENT NO. 20051027-0129773, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. SAID JOSHUA HENDERSON IS NOW MARRIED. HIS SPOUSE, MARY HENDERSON JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY AND ALL INTEREST IN AND TO SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S) HEREIN; B) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD, INCLUDING THOSE LISTED IN PLAT BOOK 21, PAGE(S) 33 AND BOOK 1540, PAGE 114, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 910 Warren Street, Nashville, Tennessee 37208
(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 hand(s) this 26th day of August, 2011.

Joshua Henderson by Mary Henderson, Attorney in Fact
Joshua Henderson by Mary Henderson,
Attorney in Fact

Mary Henderson
Mary Henderson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ~~Joshua Henderson~~ and Mary 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 he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th day of August, 2011.

Notary Public

My Commission Expires: 5-2014

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903

STATE OF Tennessee

COUNTY OF Davidson

Before me personally appeared Mary Henderson 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 Joshua Henderson and who acknowledged he/she/they executed the same as the free act and deed of the said Joshua Henderson.

Witness my hand and official seal, this the 26th day of August, 2011.

Notary Public

My Commission Expires: 5-20-14

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.